



Heritage Statement

Cossey Cottage,
9 Pilgrim's Lane,
London, NW3

May 2020

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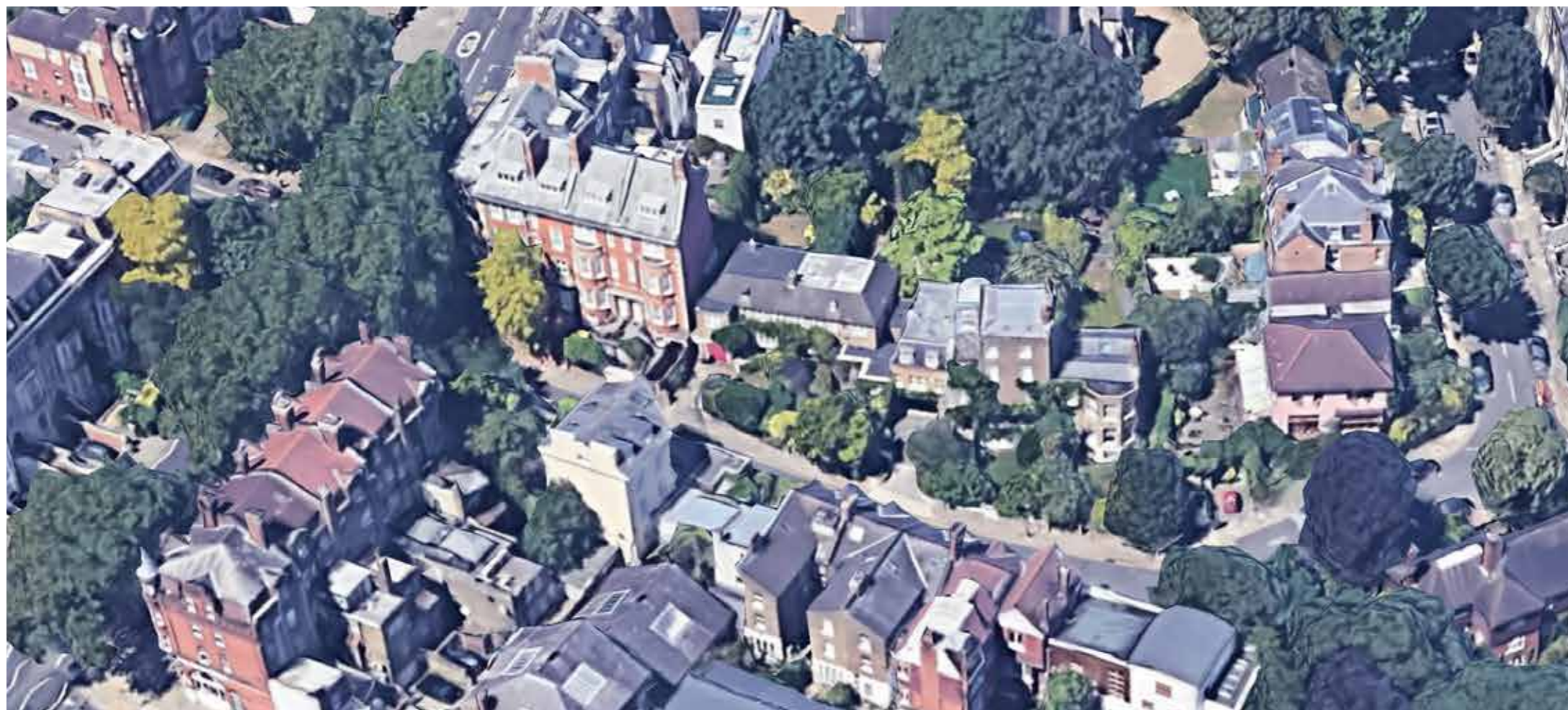
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01: LIST DESCRIPTIONS

1.0

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Introduction

1.0 INTRODUCTION

- 1.1 Montagu Evans LLP have been instructed by Mr. Renos Booth and Mrs Helen Booth(hereby referred to as the ‘Applicant’) to produce this Heritage Statement in support of proposals for internal alterations and a single storey infill side extension with associated landscaping and boundary treatment, including alterations to the existing front wall and new railings more appropriate for the time the house was built in, at No. 9 Pilgrim’s Lane, London, NW3 (the ‘Site’).
- 1.2 The description of the proposals (the ‘Proposed Development’) is summarised as follows:
“Internal alterations and single storey rear extension with associated landscaping and boundary treatment works.”
- 1.3 A detailed description of the proposals is provided in **Section 5.0** of the report and within the Design and Access Statement, prepared by BB Partnership Ltd.
- 1.4 This planning application is the resubmission of a planning application which had been withdrawn on 23 July 2019 (planning reference: 2019/1103/P). The current planning application addresses comments raised in the determination of the previous application and has been discussed in detail with officers. The design of the proposed extension has evolved in response to comments made previously and throughout the pre-application process (see **Table 1.1**). Following officer comments, the footprint of the proposed extension has been reduced further and now only projects 4.00 m beyond the building line. Existing foliage and the garden wall entirely obscure the extension from the neighbouring side.

Site description and background

- 1.5 No. 9 Pilgrim’s Lane is a privately owned semi-detached residential property situated close to the southern end of Pilgrim’s Lane which connects Hampstead Heath with Rossllyn Hill. The Site is located within the planning authority of the London Borough of Camden (the ‘Council’). The building was built around 1820 and extended later in the 19th century.

- 1.6 The property was grade II listed on 14/05/1974. It comprises a two storey brick building with basement and faces east onto Pilgrim’s Lane (**Figure 1.1**). The property is located within the Hampstead Conservation Area, adopted by the London Borough of Camden in 2001. The listing description can be found in **Appendix 1.0**.
- 1.7 An aerial view of Pilgrim’s Lane and the surrounding area is provided at **Figure 1.2**.

Design evolution	
Planning application 2019/1103/P and 2019/1606/L	Current planning application
Front elevation	
Not affected	Repair of front wall and replacement of railings to be more appropriate to period of the house
Side (east) elevation	
Historic building: not affected	Historic building: not affected
Extension: fully glazed	Extension: reduced scale, brick wall with one glazed door opening, ; glass link to separate extension from historic house
Rear elevation	
Extension in front of south corner of rear elevation: Glazed wall: 50 % glazed, 50 % brick	Extension in front of south corner of rear elevation to match existing appearance: One window, on the axis of the existing opening in the rear façade Existing window visible through glazed gap Matching brickwork to existing
Floor plans	
Proposed basement: Light well infilled Kitchen replaced by bathroom Change to door openings and AGA location/fireplace in filled	Proposed basement: Light well filled in covered, existing window preserved Kitchen replaced by utility room
Proposed ground floor: Improvements to existing building New kitchen extension over light well Folding glazed front to garden Kitchen island in centre	Proposed ground floor: Improvements to existing building New kitchen extension, separated from historic house by glazed gap one glazed door to garden, one window
Proposed first floor and roof plan: Improvements to existing building Green flat roof with skylight over extension	Proposed first floor and roof plan: Improvements to existing building Flat green roof with glazed link

Table 1.1 Overview of design changes



Figure 1.1 Front Elevation, 9 Pilgrim's Lane

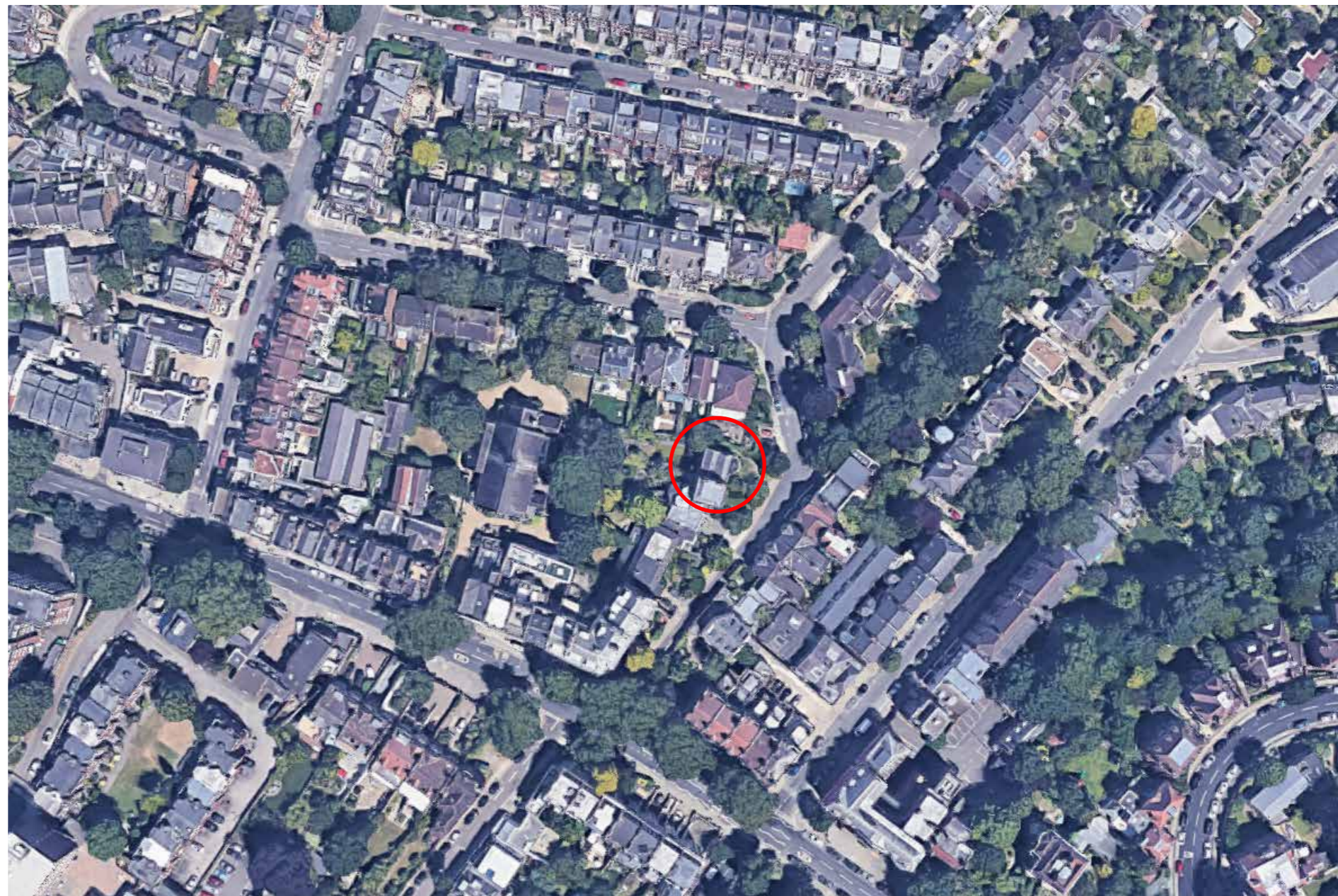


Figure 1.2 Google Earth Aerial

Description of the proposals

- 1.8 The Proposed Development is linked to a general update of the old house, and includes replacing new cheap modern finishes not in keeping with the house with appropriate quality materials. The new extension will secure the house's suitability for 21st century family life, using appropriate and aesthetically pleasing materials. The kitchen on ground floor level will make it useable for users with accessibility issues, while also improving fire escape.
- 1.9 The adaptation of historic properties to modern use, without harming their significance is a key aspect of conservation philosophy to ensure their continued use and investment in their fabric, as is the case in this instance.
- 1.10 The proposals include internal alterations and a single storey rear extension and new hard and soft landscaping to the rear of the property.
- 1.11 The proposed one-storey rear extension to the existing building would be subordinate to the main house and is of a design that reflects the style of the existing building and uses materials consistent with that of the existing building. The extension would also be subordinate to the garden which has a substantial size. The proposed roof of the rear extension would be a green roof, providing ecological benefits and be of a natural appearance and fit appropriately into the garden space.
- 1.12 The existing boundary wall onto Pilgrim's Lane is proposed to be repaired where necessary using reclaimed brick. Works will include a new gate and railings more in keeping with the property. The line of the railing will be in-line with those of No. 7. The existing railings will be replaced with wrought-iron railings, more appropriate to the period of the building. The gate is proposed to be widened, and gate piers to be rebuilt to integrate both a post box and intercom system. The works include alterations to the existing bin cupboard to enable the storage of current Camden Council bins. It is also proposed to redesign the patio using the existing paving stones.
- 1.13 Other external alterations to the property are limited to refurbished windows to improve their appearance and performance.



Figure 1.3 The photo shows the extent of the garden.

- 1.14 The proposed internal alterations are limited to improvements to the bathroom layouts, removal of built in wardrobes and blocking the door between the former kitchen and the adjoining room in the basement, which will reinstate the original plan form. Laminate floors will be removed and replaced with wood flooring more appropriate to the character of the house. A stylistically appropriate heating system will replace the current radiators. A similar approach is proposed for inappropriate light fittings. Damp damage across the house will also be addressed.

Proposed enhancements:

1. Modern day living conditions by providing a contemporary kitchen connecting to the living room and garden, increasing accessibility and offering an improved fire escape strategy for the site;
2. Damage caused by damp repaired throughout the whole house;
3. Historic features and fittings to be repaired and replaced where necessary, including removal of built in wardrobes to reinstate alcoves and repair of a Regency marble fireplace that has been inappropriately repaired;
4. The reinstatement of the basement plan form;
5. The proposed replacement of a large chimney piece at basement with a piece more appropriate to the status of this part of the house;
6. The removal of a modern false ceiling at first floor level and the reinstatement of cornices;
7. All windows to be repaired and replaced where necessary;
8. All radiators to be replaced by more appropriate heating system;
9. Existing laminate flooring to be replaced with more appropriate wood flooring;
10. Internal doors to be refurbished;
11. Chimneys to be relined and all fireplaces to be brought back to use;
12. Improvements to outdated bathrooms;
13. Removal of inappropriate light fittings including modern downlights and installation of new systems sympathetic to the age of the building;
14. Repairs to existing boundary wall and redesign of patio.
15. Repairs generally throughout where needed including leaks to the roof

Table 1.2 Summary of proposed improvements

Purpose of the Report

- 1.15 By virtue of paragraph 189 of the NPPF, applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance. This report fulfils this requirement by presenting a detailed historic and architectural appraisal of the property based upon documentary research and a site visit, as well as an assessment of the contribution made by the property to the significance of the Hampstead Conservation Area. We then use this understanding to assess the impact of the proposals on that significance at **Section 5.0**.
- 1.16 In forming a judgement on the heritage significance of the identified heritage assets, including their setting, due regard has been paid to the relevant Historic England guidance, in particular, the guidance provided in 'Historic Environment Good Practice Planning Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment' (GPA2) (2015).
- 1.17 The assessment is qualitative, describing the effects of the development within the context of planning policy and best practice guidance. Narrative text is necessary because such assessment is not a strict quantitative process and some considerations will depend on professional judgment.
- 1.18 The salient considerations for the proposals are:
- The effect of the Proposed Development on the special interest of the grade II listed 9 Pilgrim's Lane (No. 9 Pilgrim's Lane) and its setting;
 - The effect of the Proposed Development on the special interest of the grade II listed 7 Pilgrim's Lane (Sidney House, for the listing description, see **Appendix 1.0**) and its setting;
 - The effect of the Proposed Development on the character and appearance of the Hampstead Conservation Area; and
 - The effect of the Proposed Development on the setting of other identified designated heritage assets.

Structure of this report

- 1.19 This report is structured as follows:
- A summary of the legislative and planning policy context relevant to heritage considerations is set out at **Section 2.0**;
 - An overview of the historic development of the surrounding area, the historic context and the planning history of the property is provided at **Section 3.0**;
 - An assessment of the significance of the property, and its contribution to Hampstead Conservation Area is set out at **Section 4.0**;
 - Our assessment of the impact of the proposals on the significance of the building is provided at Section 5; and
 - We provide a summary and conclusion at **Section 6.0**.

2.0

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Legislation and Planning Policy

2.0 LEGISLATION AND PLANNING POLICY

2.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance and other material considerations.

Legislative Framework

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”);

Planning (Listed Buildings and Conservation Areas) Act 1990

2.3 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings.

2.4 No. 9 Pilgrim’s Lane is a statutorily listed building and is located in the Hampstead Conservation Area.

2.5 With respect to this application, the applicable statutory provisions are:

- **Section 16(2)** which regards listed building consent for any works;
- **Section 66(1)** the determination of applications; and
- **Section 72(1)** with regard to conservation areas.

2.6 In considering whether to grant listed building consent for any works Section 16 (Decision on application for listed building consent) requires that the local planning authority or the Secretary of State have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.7 Section 66 (general duty as respects listed buildings in exercise of planning functions) of the 1990 Act, requires that when determining applications, the local planning authority or the Secretary of State, “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2.8 Having regard to the above, the statutory provision is satisfied if development proposals preserve a listed building and/or the setting of a listed building. The meaning of preservation in this context is taken to be the avoidance of harm.

2.9 Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act requires that, in the exercise of all planning functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. The statutory provision is satisfied if development proposals preserve or enhance the character or appearance of a conservation area. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible qualities of the area.

2.10 In preparing our assessment we are mindful of relevant Court of Appeal judgements. Including *Palmer v Herefordshire Council & ANR* [2016] (*Palmer v Herefordshire Council & ANOR* [2016] EWCA Civ 1061), which confirmed that where a development would affect a listed building or its setting in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, the overall effect is taken on the basis of the development as a whole.

2.11 Improvements to setting, enhancing the significance of an asset or our ability to appreciate that, attract great weight in the planning decision making process under the terms of paragraph 193 of the NPPF.

Development Plan

2.12 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications must be determined in accordance with the adopted Statutory Development Plan, unless material considerations indicate otherwise. The currently adopted Statutory Development Plan for the Site is formed from the following documents:

- London Plan (2016); and
- Camden Local Plan (2017).

London Plan (2016)

2.13 The London Plan is “the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years” (p10). The policies pertinent to the assessment of heritage are contained in Chapter 7 (London’s Living Places and Spaces).

2.14 Policies 7.4 (Local Character) and 7.6 (Architecture) require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

2.15 Policy 7.8 (Heritage Assets and Archaeology) advises that development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan (2017)

2.16 Local planning policy relating to the historic environment generally reflects national policy. The relevant heritage policies contained within the Camden Local Plan are set out below.

2.17 Policy D1 (Design), which requires 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;*
 - 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;*
 - 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.”*

2.18 Policy D2 (Heritage) outlines the Council’s approach to designated and non-designated heritage assets and their settings. With regard to conservation areas, the policy states that 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 the 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.”*
- 2.19 The key issue therefore is do the proposals preserve or enhance the character and/or appearance of the conservation area. This focuses attention on the architectural qualities of the proposed alterations and extension.
- 2.20 The following parts of the policy relate to listed buildings.
“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 the significance of a listed building through an effect on its setting.”*

Material Considerations

National Planning Policy Framework (NPPF) (2019)

Heritage

- 2.21 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised on 19 June 2019. It sets out the government’s planning policies for England and how these are expected to be applied.
- 2.22 Chapter 16 of the NPPF (paragraphs 184 to 202) sets out the Government’s policies relating to the conservation and enhancement of the historic environment. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 184). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.
- 2.23 ‘Conservation’ is defined in Annex 2 of the NPPF as “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” In this case, which involves an EIA assessment, we refer to ‘significance’ as ‘heritage value’ in order to minimise any potential confusion with the significance of an environmental effect.
- 2.24 The NPPF places considerable weight on understanding the ‘significance’ of designated and non-designated heritage assets and the contribution made by their setting as a basis for development control decisions. The requirement for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting is set out at paragraph 189:
“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

- 2.25 Under NPPF Paragraph 190 local planning authorities are advised to:
“identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”
- 2.26 The historical information set out in this report provides such an understanding, proportionate to the significance of heritage assets and the impact of the proposals.
- 2.27 Paragraphs 193-196 need to be read together and applied in cases where development would cause harm to the special interest of a heritage asset, distinguishing degrees of harm and providing related threshold tests for the planning decision maker.
- 2.28 Paragraphs 193 and 194 highlight that a proportionate approach should be taken when considering the impact of development proposals on the significance of heritage assets. Paragraph 193 states:
“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 2.29 Paragraph 194 clarifies 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.
- 2.30 Paragraph 200 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 2.31 Additional Material Considerations include:
 ■ Planning Practice Guidance (First Live 2014) (“PPG”)
 ■ Historic Environment Good Practice Advice in Planning, Note 2, Managing Significance in Decision-Taking in the Historic Environment
 ■ Camden Planning Guidance: CPG 1 Design (2018)
 ■ Hampstead Conservation Area statement (2001)
 Historic England, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)*
- 2.32 Managing Significance in Decision-Taking in the Historic Environment (GPA2) was published by Historic England on 27 March 2015. The guidance acknowledges the primacy of relevant legislation and is intended to support the implementation of national policy.
- 2.33 GPA2 sets out a framework of four inter-related key values for assessing the significance of historic buildings and places. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.
- 2.34 The advice in the guidance emphasises that activities to conserve or investigate heritage assets need to be proportionate to the significance of the heritage assets affected and the impact on that significance.
- 2.35 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six ‘stages’ to follow, stating ‘it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate’. These are set out in paragraph 6 as follows:
*“Understand the significance of the affected assets
 Understand the impact of the proposal on that significance
 Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
 Look for opportunities to better reveal or enhance significance
 Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change*
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected”.*
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017)**
- 2.36 This document was published by Historic England on 22 December 2017 and replaced the previous edition. It provides guidance on:
“managing change within the setting of heritage assets, architectural remains and historic buildings, sites, areas and landscapes”.
- 2.37 The guidance clarifies the concept of setting and how views can contribute to the setting. A staged approach to proportionate decision-taking in relation to the contribution which setting and related views make to the significance of heritage assets.
- 2.38 Five steps are suggested to undertake the full assessment of an asset that may be affected by development, reaching from identifying which heritage assets and their settings are affected, assessing their contribution to identifying the effects of the proposed developments to ensuring an optimal outcome for the heritage asset.
“Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance.”

Legal precedence

2.39 In the context of this planning application it is helpful to refer to existing case law relating to heritage assets. Of particular relevance is *Palmer v Herefordshire Council & ANOR* [2016]. In this case, the judges confirmed that where a development would affect a listed building or its setting in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting. On this basis, paragraphs 133 or 134 of the NPPF would only be engaged where the heritage harm is not outweighed by the heritage benefits delivered by a development. A two-stage process was identified, striking what has been called an ‘internal heritage balance’ to see whether there is a residual harmful impact taking any heritage benefits into account. If there is, then paragraph 134 of the Framework is engaged and the decision maker needs to see whether there are any other land use planning benefits.

Hampstead Conservation Area Statement (2001)

2.40 The Hampstead Conservation Area was originally designated in December 1968 and subsequently extended in 1977, 1978, 1980, 1985 (twice), 1988 and 1991. The boundary on Rosslyn Hill was altered in 2001 with some sections being transferred to the adjoining CA (Fitzjohns/ Netherhall Conservation Area).

2.41 In 1976, an Article 4 Direction, intended to preserve the integrity of the CA, was made which took away the right to paint the brickwork on the exterior of certain listed buildings. Nos. 7 and 9 Pilgrim’s Lane are affected.

2.42 The CA statement includes guidance that set out how to manage change within the CA. In the context of this planning application, the point on rear extensions is particularly relevant.

2.43 The CA Statement aims to ensure that rear extensions are as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. To achieve this, the quality of design, the scale of extensions so that they remain sub-ordinate to the main building and the use of materials will be important.

2.44 The CA Statement seeks to ensure that architectural features and detailing characteristic of the CA are retained and kept in good repair, and only replaced where necessary or to enhance the appearance of the building through the restoration of missing features. Original, traditional materials should be retained wherever possible and repaired if necessary.

2.45 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.

Camden Planning Guidance 1 Design (2018)

2.46 The CPG provides guidance on aspects of urban design including building form, layout, massing and architectural detailing. The guidance advises that new development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places.

2.47 Section 3 relates to Heritage considerations. The following are included in the ‘key points’:

- The Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area; and
- Historic buildings can and should address sustainability and accessibility.

2.48 Paragraph 3.22 states that the Council will consider the impact of proposals on the historic significance of listed buildings, including its features, such as:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and
- character and appearance.

2.49 Section 4 provides guidance on extensions and alterations, seeking to ensure that proposals take into account the character and design of a property and its surrounding. The guidance states that windows, doors and materials should complement the existing building and that rear extensions should be subservient to the main building being extended.

Emerging Policy

New Draft London Plan showing Minor Suggested Changes (August 2018)

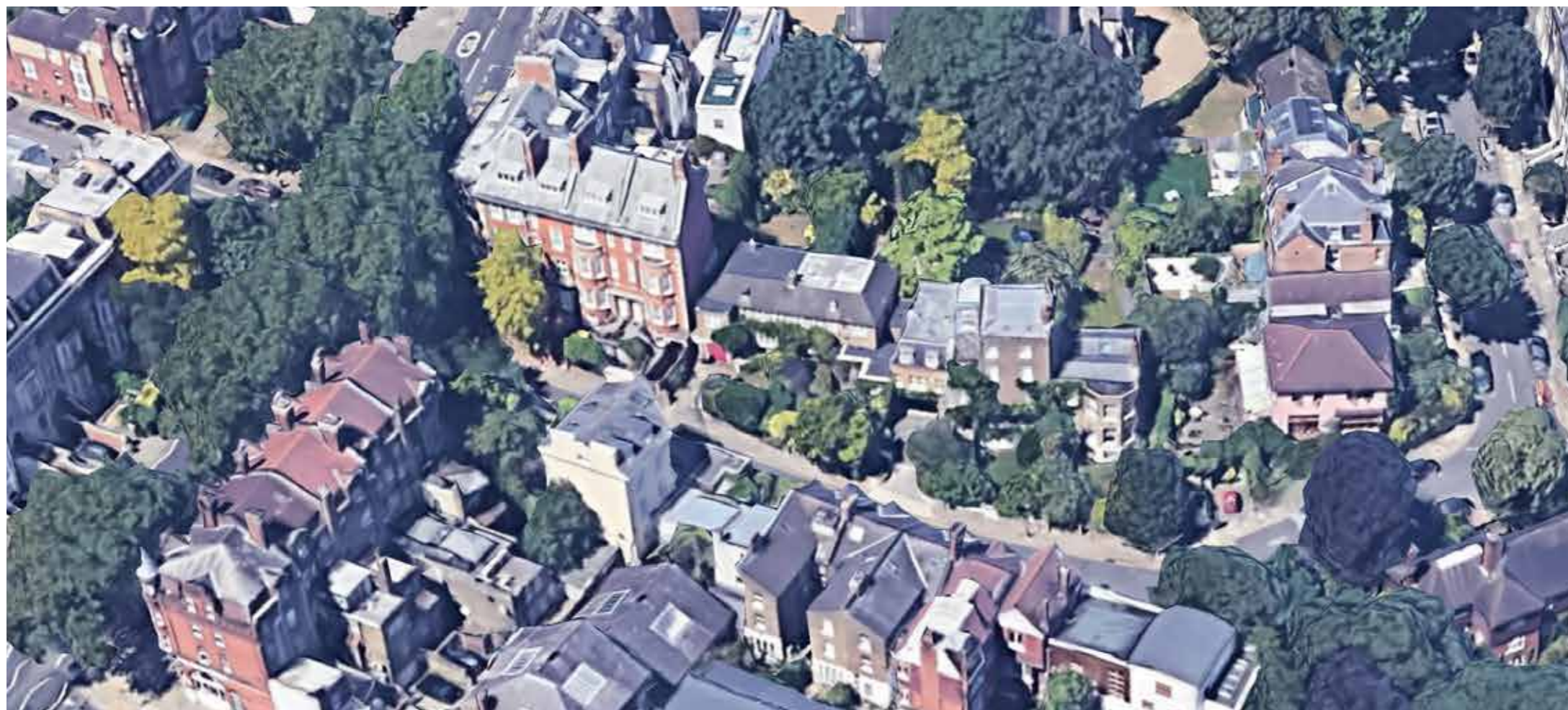
2.50 The ‘New Draft London Plan’ was published for public consultation in December 2017 and on 13 August 2018 the Mayor published a version of the draft plan that includes minor suggested changes. The Examination in Public (EiP) was held in January 2019. The final London Plan is to be published in spring 2020.

2.51 The draft policies pertinent to the assessment of heritage are contained in Chapter 3 (Design) and Chapter 7 (Heritage and Culture). They broadly reflect existing policy and include Draft Policy HC1 (Heritage conservation and growth), which generally reflects Policy 7.8 of the existing London Plan and states that proposals affecting the setting of heritage assets should conserve their significance and identify enhancement opportunities by integrating heritage considerations early on in the design process.

2.52 The plan remains at an early stage and is therefore afforded limited weight.

3.0

// COSSEY COTTAGE, 9 PILGRIM'S LANE, LONDON, NW3



Historic Development

3.0 HISTORIC DEVELOPMENT

3.1 This section provides a description of the historic development of 9 Pilgrim's Lane (No. 9 Pilgrim's Lane).

3.2 This section, and **Section 4.0**, have been informed by the following sources as well as an earlier heritage statement:

- Baker, Bolton and Croot, 'Hampstead: Belsize', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington* (1989)
- Camden Council, *Hampstead Conservation Area Statement* (2001)
- Cherry and Pevsner, *The Buildings of England. London 4: North* (1998)
- Wade, *The Streets of Hampstead* (rev. ed. 2000)
- Camden Local Studies and Archive Centre, Holborn Library: Rate Books for St John at Hampstead Parish

Historical Overview

3.3 The land which comprises Pilgrim's Lane sits at the south-eastern border of Central Hampstead. At Hampstead Village at its heart, around Church Row and the High Street a notable group of 18th century buildings survive. The southern slopes of Hampstead were developed during the post-1815 period of rapid expansion in this area when the land between Pond Street and the High Street was laid out for housing.



Figure 3.4 At the beginning of the 19th century, the village of Hampstead is still set within farmland and forests (Hampstead Heath, general view, Hampstead in the distance, engraving 1805, source: Collage)

3.4 The High Street is the northern end of the road that connects Hampstead and London. The southern section is called Rosslyn Hill which until the mid-19th century was called Red Lion Hill. John Rocque's map shows that most of the buildings between Pond Street and the High Street have not been built yet. The rear gardens of the houses along the main road overlook the Heath.

3.5 The triangle formed by Downshire Hill, Keats Grove and South End Road was developed in the early 19th century, with the chapel of St John's at its centre. The houses differ in size and many were built in a classical style. They all have large front gardens.

3.6 The Rosslyn Unitarian Chapel, today listed at grade II, which stands at the back of No. 9 Pilgrim's Lane dates from 1862 and was extended in 1885. It is gothic in style (the listing description can be found in **Appendix 1.0**).

Development of Pilgrim's Lane

3.7 Pilgrim's Place, rather than Lane, was the name initially given to the short cul-de-sac leading off Rosslyn Hill in late Georgian times. In the early 1880s, this was extended to connect with the new developments of Kemplay Road, Carlingford Road, etc. running up to Willow Road. Pilgrim's Lane is now the name of the whole road; originally, the extension of Pilgrim's Lane was called Worsley Road

3.8 Pilgrim's Lane takes its name from the Pilgrim's family who were landowners in this area from Georgian times onwards. Members of the Pilgrim's family are recorded as owning property in the vicinity up to the early 1860s.

3.9 Pilgrim's Lane first gave access to Sidney House. Cruchley's New plan of London (1829) is the first document to show the house, which was set back from Rosslyn Hill (or Red Lion Hill, as then named), standing in isolation within an enclosed plot.

3.10 Buildings were constructed along the extension throughout the 1880s in varying styles.

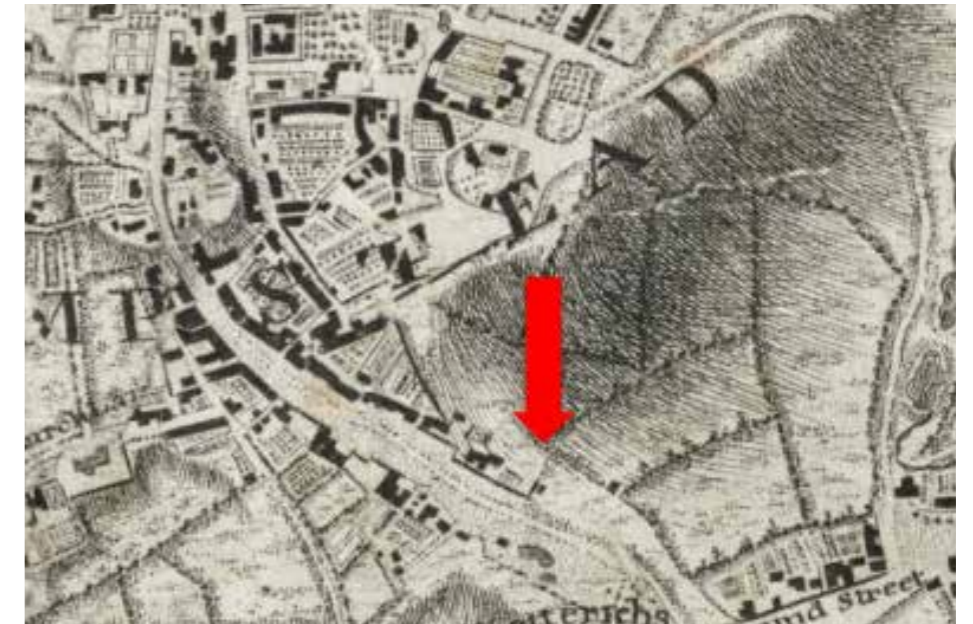


Figure 3.5 On John Rocque's map of London (1746) Pilgrim's Lane does not yet exist

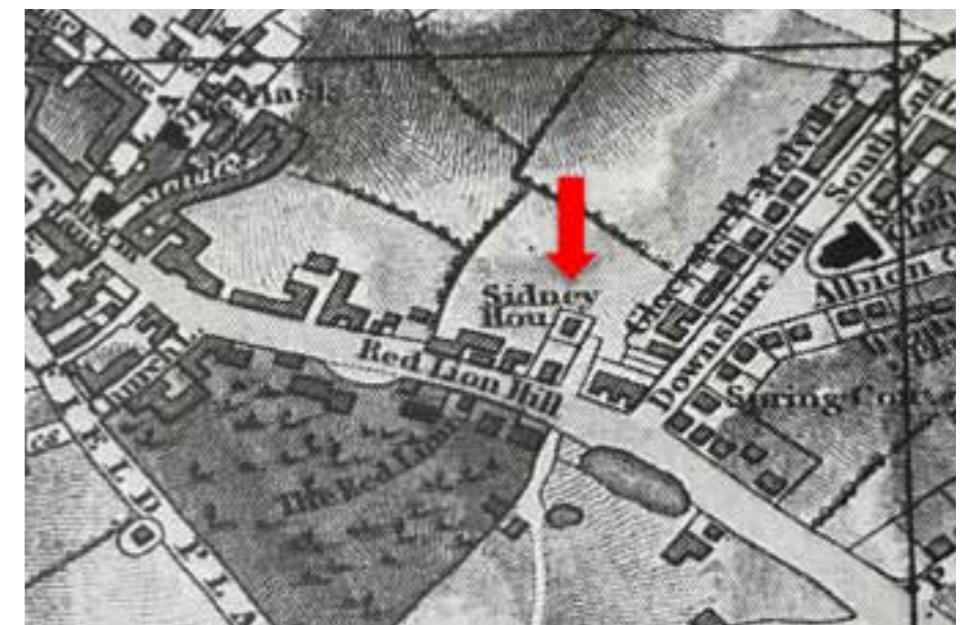


Figure 3.6 Cruchley's Map of London (1829) was the first map to show Sidney House

9 Pilgrim's Lane

- 3.11 The ownership situation confirms the close link between Sidney House and No. 9 Pilgrim's Lane. No. 7 Pilgrim's Lane has since 1845 been known as Sidney House. Map research and the appearance of the building, particularly the first floor balcony and cast-iron railings which are late Georgian in character, point towards a construction date for Sidney House around 1820. The parish rate books for St John's Hampstead lists No. 9 Pilgrim's Lane in 1821 as "new house".
- 3.12 Both buildings were owned by the Currey family and for considerable periods one or both were occupied by members of the Wilkin family, including Simon Wilkin (1790-1862) who occupied No. 9 Pilgrim's Lane from 1834 until his death in 1862. He was an editor from Norwich, famous for publishing the works of Sir Thomas Browne, the noted 17th century Norfolk doctor, antiquary and mystic. Since 1849, the Curreys had a mortgage arrangement with the Duke of Devonshire. In 1888, Martin Hood Wilkin bought the freehold from the Duke.



Figure 3.7 Sidney House, seen from Pilgrim's Lane (2018). The house is first shown on a map of 1828

- 3.13 No. 9 Pilgrim's Lane was possibly built as a service wing to the larger house and it has been suggested that the arrangement was complemented by a symmetrical building to the south. However, there is no evidence that this was the case. The implication of the historic rate book entries is that the properties had always been separate residence.
- 3.14 The clearest evidence of the house's late origin is in the plan form, the decorative plaster work, joinery, chimneypieces and staircase from ground to first floors which cumulatively create the impression (which fuller research proves to be misleading) of an impressively intact Regency interior. The staircase in particular is elegant. The exposed rafters in the basement bedroom are roughly sawn, which is typical for a Georgian house, but very rare for a Victorian. The cast iron fire grates in the basement kitchen, ground floor and first floor rooms are consistent with a late Georgian date. One door in the basement leading into the bedroom has L-shaped hinges.
- 3.15 It is probable that Simon Wilkin's death in 1862 led to improvements to No. 9 Pilgrim's Lane. Shortly after this date, the rate books show a marked increase in the rateable value of the house which is not echoed in the entries for neighbouring properties. The evidence of the Ordnance Survey maps confirm that the house was altered and improved in the 1860s. No. 9 Pilgrim's Lane was extended to the front and a canted bay added which ran from basement to first floor levels.
- 3.16 Apart from the re-fronting of the house, the Victorian improvements required considerable adjustment to the interior. While the front elevation is Georgian in character and uses similar bricks to the rest of the house, its plate glass sash windows are clearly post-Georgian. The canted bay is Palladian in character rather than Regency which is a further pointer to this phase of work. The ceiling to the basement bedroom has different rafters in front of the bressumer beam, showing a different phase of construction. The moulded plasterwork in the sitting room has been carried across into the eastern extension, as have the skirting boards. This phase took care to link the additions to earlier fabric. The roof-light over the stairs has large panes of clouded glass which are mid-Victorian in appearance. There is also some evidence of re-arrangement in the entrance hall.

- 3.17 One would usually expect a Victorian addition and what was plainly a comprehensive refurbishment of the house to include moulded cornices at first floor levels. These are currently absent, we assume later removed.



Figure 3.8 No. 9 Pilgrim's Lane was extended to the front in the year this survey took place (surveyed 1866, published 1870); the added bay is not yet shown (Ordnance Survey first edition 25" map: Middlesex Sheet VII)



Figure 3.9 By 1895, No. 9 Pilgrim's Lane has gained its front bay. Pilgrim's Lane had been extended to the north-east, off which newly constructed housing had been built. (Ordnance Survey 1:1,056 (5ft to one mile): London, sheet II:100 (published 1895))

3.18 Since then, No. 9 Pilgrim's Lane has not seen drastic change. In the late 20th century, the basement appears to have been lowered to turn the cellar into a floor capable of being used for living. Some parts of the floor are higher than others and the footprints of the wall are visible. The insertion of a large late 19th century French marble chimneypiece in the basement bedroom (formerly a dining room) is another legacy from this phase. Such a large piece would usually be considered inappropriate in this part of the house. The existing front boundary wall and railings, of no particular merit, date from this phase too.

3.19 In the early 21st century, extensive work was carried out to the interior, principally upstairs, leaving the chimneypieces and doors in situ.

Architectural description and planning history of no. 9 Pilgrim's Lane (No. 9 Pilgrim's Lane)

3.20 The grade II listed No. 9 Pilgrim's Lane is a semi-detached yellow stock brick property of two storeys with attic and semi-basement which is rendered. The house has an asymmetrical layout incorporating Regency and Palladian style elements. The main rooms sit behind the three-window canted bay facing onto Pilgrim's Lane. The façades are simple without any embellishment or decorative elements. The garden façade has three first floor windows above a back entrance flanked by two ground floor windows. The middle window on the first floor had been inserted in 1986.

3.21 The front door is located on the side facade approached from Pilgrim's Lane via a paved garden path. A small window sits to the left of the entrance door on the first level. Two small gables of the roof, the left gable integrates a tall chimney stack, surmount the side elevation.

3.22 The internal layout and plan form is illustrated in **Figure 3.7**. The basement originally comprised a kitchen and play room, with ancillary plant and storage. The principal rooms, reception, dining and family room, were situated on the ground floor whilst bedrooms were located on the upper floor. A photographic study from a recent site visit has identified the presence of historic features. These include some decorative mouldings, balustrades and windows frames.

Planning history

3.23 The below details the planning history of No. 9 Pilgrim's Lane beginning with the most recent planning application and going on to discuss historic alterations to the building.

Planning application 2019

3.24 A planning application was submitted on 25 February 2019 for the erection of a single storey rear extension to allow the existing kitchen to be moved from the basement, to the ground floor. The application was withdrawn by the applicant following discussions with the local planning authority.

Planning application 2012 and 2010

3.25 A planning application for the removal of a bay tree in the front hedgerow (left) was made as the tree was causing damage to the brick dividing wall. There was no objection to works to the tree. The tree was never removed.

3.26 The permission was extended once after the first two years had lapsed.

3.27 Houses inevitably change over time to meet residents changing needs and requirements. The planning history for the property and archival evidence demonstrates that a considerable number of internal and external alterations have been undertaken to the property, both prior to the property being listed in 1974 and since.

3.28 These can be summarised on a floor by floor basis as follows:

- The basement comprises a kitchen and play room, with ancillary storage and plant. It has been altered by changes including:
 - The ceiling to the basement bedroom has different rafters in front of the bressumer beam showing a different phase of construction when the front was extended outwards in the mid-1860s, and is now open.
 - The basement floor was lowered and the ceiling rafters exposed in the basement-level bedroom (formerly the dining room).
 - A 19th century French chimneypiece was inserted into this room at this stage.
 - A security grill door was added to the back door.
 - A new bathroom was added to the first floor with the addition of a sash window at first floor level to rear elevation.

- The ground floor originally included principal rooms, such as the reception and dining rooms. It has been altered over time by changes including:

- The addition in the 1860s of the canted bay overlooking the main road window.
- The moulded plasterwork in the sitting room has been carried across into the eastern extension, as have the skirting boards.
- There is some evidence of rearrangement in the entrance hall.

- Alterations to the first floor have included:

- Extensive work was carried out to the interior, principally on first floor in the 21st century, leaving the chimneypieces and doors in situ.
- Reconfiguration in the late 20th century with installation of new bathroom and new first floor sash window to rear.

- The exterior of the property has been subject to a number of alterations, including:

- The addition of the canted bay window in the 1860s.
- The first floor sash window (bathroom) was added in the late 20th century.

// COSSEY COTTAGE, 9 PILGRIM'S LANE, LONDON, NW3



Assessment of Heritage Assets' Significance

4.0 ASSESSMENT OF HERITAGE ASSETS' SIGNIFICANCE

4.1 In accordance with the development plan policies set out in Section 2 and paragraph 189 of the NPPF we describe the significance of relevant heritage assets, in a level of detail sufficient to understand the potential impact of the proposals on the significance of the relevant heritage assets.

4.2 This section provides an assessment of the significance of the grade II listed No. 9 Pilgrim's Lane and its contribution to the significance of Hampstead Conservation Area.

Summary of significance

4.3 The Glossary of the NPPF provides a definition of significance. Here, the 'heritage interest' of an asset may be archaeological, architectural, artistic or historic. Significance derives not only from the physical presence of the building, but also from its setting. The NPPF describes significance as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting."

4.4 In forming a judgement on the significance of the property and its contribution to the character and appearance of the Conservation Area, due regard has been paid to the relevant Historic England guidance prepared in Conservation Principles (2008). This document aims to prompt thought about significance through a consideration of the values that might be ascribed to a place, and proposes four broad groups intended to guide comprehensive assessment of those values. The categories of evidential, historical, aesthetic and communal value, which encompass distinctive yet interrelated aspects of significance such as associative, illustrative, design, social and spiritual value, provide a useful framework for assessing and understanding significance.

4.5 The following table shows how the heritage values identified in Conservation Principles could be considered to relate to those identified in the NPPF:

English Heritage Conservation Principles (2008)	National Planning Policy Framework (2018)
Evidential value	Archaeological interest
Historical value (illustrative, associational)	Historic interest
Aesthetic value (fortuitous, design, artistic)	Architectural and artistic interest
Communal value (commemorative, symbolic, social, spiritual)	Not explicit, but could be interpreted as the value of a heritage asset to this and future generations

Table 4.1 Conservation principles

No. 9 Pilgrim's Lane

4.6 The significance of No. 9 Pilgrim's Lane has been considered in accordance with the values identified in the NPPF. The significance has been discussed with the local planning authority. Our response to the officer's comments are set out at the end of this section in **Table 4.2**.

Archaeological interest

4.7 The property at 9 Pilgrim's Lane was built in the early 19th century on an undeveloped site, as part of a period of suburban expansion. There is no evidence of any earlier structures on this site, and no indication of particular archaeological sensitivity. As a common example of a Georgian house of which many examples survive it is of low archaeological potential and overall of low archaeological interest.

Historic interest

4.8 As the residence of a 19th century man of letters, Simon Wilkin, it is of some historical associative interest, but not of particular historical interest overall. As one of the older buildings in the Willoughby Road Area, as set out in the Hampstead Conservation Area Statement, it is of some interest as part of a late Georgian suburban development (albeit

altered), but it does not yield particular insight into domestic life or craftsmanship of its period..

Architectural and artistic interest

4.9 Although considerably altered in the 1860s, the house retains its essential character as a Regency residence most strongly evident on the ground floor.

4.10 The ground floor retains some of its characteristic Regency fittings, although there are in part the result of contextual additions from the 1860s. The elegant staircase is a particularly pleasing survival. The plan form is conventional for buildings of this date.

Setting

4.11 The building is attached to grade II listed Sidney House and has been associated with it through shared ownership and occasionally linked occupancy. The listing description for No. 9 Pilgrim's Lane states that both buildings were originally one design with a symmetrical service wing to the south of Sidney House. This, as research has shown, is wrong. No. 9 Pilgrim's Lane was an attached but separate residence from the outset, as borne out by the rate book entries.

4.12 The mature planting which lines Pilgrim's Lane is a similarly positive feature of the building's setting, channelling views in both directions down the street and providing an attractive environment in which to appreciate both No. 9 Pilgrim's Lane and the adjacent Sidney House. Sidney House is a grade II listed early 19th century house, similar in style to No. 9 Pilgrim's Lane next door. It has four storeys and semi-basement with a lower entrance bay to the left. The first floor windows have a continuous cast-iron balcony with large brackets. The rear elevation has been altered over time and now has a piecemeal appearance, combining a variety of styles and forms.

4.13 The setting of Sidney House is determined principally by the front elevation onto Pilgrim's Lane and its own curtilage to the rear. A historic association between No. 9 Pilgrim's Lane and Sidney House is recorded. However, this association was only temporary and has been broken at an early stage.

4.14 Rosslyn Hill Chapel, a grade II listed Unitarian chapel, stands to the west of the site and can be seen from the garden. Its access route is from Hampstead High Street/Pilgrim's Place from which it is set back; it is only visible through a gap in the street frontage. The back elevation of No. 9 Pilgrim's Lane is screened from Rosslyn Chapel by existing vegetation and a fence.

4.15 The chapel was built in 1862 to Gothic designs by John Johnson and extended in 1885 by John Worthington who added the north aisle, chancel and committee room. It is built in Kentish ragstone rubble with Portland stone dressings. It has a slated pitched roof with a fleche.

Summary

4.16 No. 9 Pilgrim's Lane is a handsome property retaining much of its original Regency character and embodying the late Georgian development which characterises this part of Hampstead. However, it has undergone more alteration than is at first apparent and is a result of iterative change over its near-200 year lifetime. The canted bay front is Palladian in character, rather than Regency, as it is a mid-Victorian addition. This phase of works took pains to ensure that the Regency character if the interior was retained and that new work was carried out in a similar style. The fact remains that this is no longer a wholly Georgian house. It has undergone some internal alteration since then, particularly on the first floor.

Hampstead Conservation Area

Overview of Conservation Area

4.17 The Hampstead Conservation Area was designated in December 1968. The CA appraisal highlights the area's "considerable quality and variety", including "the range, excellence and mix of buildings" (Camden Council, *Hampstead Conservation Area Statement*, 2002).

4.18 The CA Statement details the history of the CA. The area's location, next to the Heath with fresh and clean air, played an important role for its development. The land to the manor was given to the monastery at Westminster by King Ethelred the Unready in the 10th century. From the early 17th century, the area attracted wealthy residents and

temporarily became a fashionable spa. The 18th village is still intact at the heart of the CA. With the arrival of the railway in the 19th century, population numbers continued to increase and the area was finally swallowed up by London.

4.19 The CA Statement divides the CA into eight sub-areas which have their own particular characteristics. No. 9 Pilgrim's Lane falls within 'Sub-area 3 Willoughby Road/Downshire Hill'. Each sub-area is broken up into character zones. The sub-area is very dense with Victorian houses and older buildings with varying architectural detailing. The CA statement highlights the diversity of the properties along Pilgrim's Lane. It is interesting to note that the CA appraisal highlights the fact that "the disparity in scale is uncomfortable" between the larger historic building and small modern buildings.

4.20 Pilgrim's Lane is described in the CA statement as "originally a short lane off Rosslyn Hill and the western end of the road shows this history with its fine late 18th and early 19th century houses; Nos. 7, 9 and Rosslyn House (2a) are listed."

Contribution of No. 9 Pilgrim's Lane to significance of CA

4.21 No. 9 Pilgrim's Lane is an example of an early 19th century development that urbanised this formerly rural area. The property makes a contribution to the significance of Hampstead CA as a reminder of the southern extension of Hampstead in the 1820s. Some of its interest derives from its relationship with the adjoining no. 7 Pilgrim's Lane, a larger and more ornate house but built at the same time. The changes to the building's frontage in the 1860s are a reminder that the CA is characterised by building phases of many epochs close together, and that buildings continue to change: sometimes to the benefit of the character of the CA..

4.22 The rear elevation of No. 9 Pilgrim's Lane plays a very slight role in the CA, being visible from few properties and from no public areas. It possesses limited significance in its own right. The rear demonstrates in a modest way how the CA has evolved incrementally over time to adapt to new requirements, for example the fenestration had been changed by the recent insertion of a first floor window. The neighbouring no. 7,

Sidney House, has been altered much more dramatically with numerous additions over its lifetime, including the 3 storey element and the single storey element that extends even further in to the garden. The CA appraisal mentions that the rear elevations of the terraces along Carlingford Road are visible from Pilgrim's Lane. While harmonious and homogenous from the street, the rear side has the typical piecemeal appearance of 19th century terraces which adds to their charm and character.

4.23 Furthermore, the connection of the building to the English literary world (through Wilkin) embodies the history and character of the area: Hampstead is renowned for its links with writers and artists. No. 9 Pilgrim's Lane therefore contributes to an understanding of the significance of Hampstead CA, an area which has historically attracted artists and creatives throughout the 19th and 20th centuries.

4.24 The following table sets out earlier comments from planning officers, to which a response is then provided.



Figure 4.10 The back of No. 7 has been altered dramatically over its lifetime.

Response to officer's comments	
Claims	Response
Significance	
A well preserved example of Georgian/Regency architecture	Building completely refronted in the 1860s, adding a Palladian bay window, and recent major changes to basement and alterations to the rear façade. We do not ascribe considerable significance to the house. It is a modes grade II building with some architectural and historic interest as set out above. The reasons for designation in 1974 were almost exclusively group value with Sidney House. The rear of the house would not have been inspected and was not a contributory factor in the listing.
Significance derived from the fact that no. 9 is the sole surviving service wing of no. 7, the primary building	No evidence on this point. Research confirms that they were separate dwellings at an early date. There is no evidence of a symmetrical service win to the south. Early site plans show the footprint of the building to the south to be very different to that of no. 9 demonstrating that it was not symmetrical
Rear elevation largely unchanged	Fenestration changed in 1986 by inserting a new window. Rear façade is a standard brick wall with no special features or design elements. Changes to the fenestration did not improve the overall appearance of the rear façade.
No extensions carried out to the rear of Sidney House since 1866	OS maps (1895) clearly shows extension added after 1866. This extension is both deep and high, overlooking adjoining no. 9. Planning consent was granted for a third floor extension of Sidney House in April 1984. The nature of the proposed extension at no. 9 is extremely discreet in comparison.
Building was completed in late 18th century as a hunting lodge for the Dukes of Devonshire	Using brick variety to uphold an early building date is unreliable. Connections to the Dukes only through landownership (title deeds) and Sidney House far too modest for ducal use. There is also no record of Hampstead Heath having been a hunting ground.
Impact of proposal	
Failing to preserve character of conservation area	The proposals are not visible from the street and hardly visible from elsewhere. Change is part of the character of the CA.
Visibility from Rosslyn Chapel	Not visible from the chapel due to vegetation and fence. Given limited opening hours, Rosslyn Chapel car park is not a truly publicly accessible space. The view of the rear of the house is not a major contributor to the setting or significance of Rosslyn Chapel.
Altering the plan form and damage to the symmetry of the rear elevation	By putting back the wall between the current kitchen and neighbouring room in the basement and installing a new door into the kitchen from the hall that would have been there originally, the original plan form is reinstated. The kitchen on the basement will still be used as a secondary kitchen. The window into the basement kitchen will also remain intact. Evidential value remains in place. The rear elevation has already been altered and is of low significance. Care with the design has been taken to maintain the integrity and symmetry of the rear elevation by use of reclaimed brick sympathetic with the original brick.
Light pollution and noise	Proposed design carefully reduces light pollution and noise is not different from the current activities.
Conclusion	
Proposals cause harm	Analysis of the building demonstrates that the significance lies in the front elevation and surviving interiors and not in the rear elevation. Not only is the impact of the proposals minor in terms of fabric intervention, the proposals do not affect what makes No. 9 Pilgrim's Lane special.

Table 4.2 Response to officer's comments

5.0

// COSSEY COTTAGE, 9 PILGRIM'S LANE, LONDON, NW3



Assessment of The Proposals

5.0 ASSESSMENT OF THE PROPOSALS

- 5.1 This assessment considers the application proposals in the context of national and local planning policy relating to new design and development which affects heritage assets. As outlined in **Section 2.0** of this report, the current application falls to be determined in accordance with the Development Plan, and with special regard to the desirability of preserving or enhancing the special interest of the listed building and the character and appearance of the Hampstead Conservation Area.
- 5.2 The proposals are detailed in the plans that form part of this application submission (see drawing schedule) and Design and Access Statement, prepared by BB Partnership Ltd. The key proposals include minor internal alterations to the property and a single storey rear extension that is sub-ordinate to the existing building and of a design that is in keeping with the existing property, and new hard and soft landscaping to the rear of the property.
- 5.3 The proposals have been considered carefully and designed to ensure they relate sensitively to the character and appearance of the property and do not detract from the special interest of the listed building or the character and appearance of the Hampstead Conservation Area. The proposals include the reinstatement of some traditional architectural features and the retention of surviving architectural features including decorative architraves and cornicing, wooden panelling, balustrades and windows detailed in **Section 3.0**.
- No. 9 Pilgrim's Lane**
- 5.4 We turn now to those works of alteration proposed to the listed building. The general approach to these is restorative and to enable improvements to the property where practicable, and has been the subject of great care and consideration on the part of the design team and the owners. The proposed alterations have been informed by an understanding of the historic and architectural interest of the existing building and its existing structural condition.
- 5.5 For the purposes of this assessment, the proposals have been grouped below to reflect the key elements of the proposals and their impact on the relevant significance of the listed building.

External works

- 5.6 As detailed in **Section 3.0 and 4.0**, although the exterior of the property has been subject to a number of alterations, it remains of architectural interest and positively contributes to the character and appearance of the Hampstead Conservation Area. Consequently the proposals do not affect the building's special character as a Regency residence with a mid-Victorian makeover.
- 5.7 The proposed works would not alter the principal elevation of the property and would continue to complement the setting of no. 7 Pilgrim's Lane (Sidney House) and the Hampstead Conservation Area.
- 5.8 The original features to the front and rear elevations, are to be retained, with repair and redecoration where needed to improve the appearance of the building.
- 5.9 The new Georgian style railings at the front of the building will be more appropriate to the period in which Nos. 7 and 9 were originally built and would enhance the setting of the pair. Their design will be closely informed by contemporary examples in the immediate vicinity.
- 5.10 The proposed single storey rear extension would be:
- Less than 10 % of the overall floor area, so subordinate to the main building;
 - Of a design that reflects the style and details of the existing building; and
 - Use materials consistent with, and which complement, those of the existing building.
- 5.11 The proposed single storey extension is of an appropriate form and scale that is discreet and the proposed materials and architectural detailing are in keeping with the appearance of the existing property. The provision of a green roof and rainwater harvesting would provide ecological benefits. Its natural appearance would be in keeping with the existing landscaping and rear garden. The submitted drawings include details of the proposed green roof.
- 5.12 The design of the extension is modest. Only the elegant glazed gap between the main house and the kitchen extension is perceivable as a 21st century addition. The detailing of the proposed new kitchen is clearly inspired by the existing windows and doors; proportions, materials and detailing are related.

Internal works

- 5.13 The original plan forms of historic buildings, where they remain, can be of importance and where significant should not be compromised by unsympathetic alterations unless reasonably justified. The proposals do not significantly affect the floor plans of the house. Where necessary, small, reversible improvements would occur that are fully reflective of the historic significance of the spaces. The alterations enable the rooms to be used for contemporary and future living by providing connections between living room, kitchen and garden.
- 5.14 In general the character, proportion and integrity of principal rooms (at ground and first floor level) should be preserved where they survive, with a greater degree of flexibility and ability to accommodate change afforded elsewhere. The proposals accord with this principle.
- 5.15 As detailed in **Section 3.0 and 4.0**, the original plan form of the building has been altered to suit the varying needs of different occupiers over time. The internal works comprised in this proposal address some of the negative alterations which have occurred over the last decades. Where historic finishes and fittings such as cornices and chimney pieces etc. have been damaged or lost they will be repaired and replaced. All new elements will be selected to repair and complement the surviving historic fabric.
- 5.16 The basement currently comprises the kitchen and a play room, with ancillary storage and plant room. It has been altered by changes including lowering the floor to provide more appropriate living conditions. However, the ceiling height remains very low.
- 5.17 The proposals for the basement allow for an improved layout of residential accommodation, while reinstating the original plan form. The proposals will enable the removal of some non-original partitions. The existing Yorkshire sash window in the basement kitchen will be retained and repaired and integrated into the new extension. The light well will be covered.
- 5.18 As part of the improvements to the property damp damage in all basement rooms will be repaired as well as other damage to the walls were necessary.

- 5.19 Having regard to the altered nature of the basement and its limited contribution to the significance of the listed building, the proposals overall are considered not to adversely affect the special interest of the property.
- 5.20 The ground floor has similarly been altered over time by changes including the addition of the canted bay and rearrangement of the entrance hall. The general floor plan broadly reflects that of the original property, though some interior features such as the alcove in the main reception room have been enclosed.
- 5.21 The proposals for the ground floor of the existing building consist of minor alterations that would not alter the proportions or layout of the floor plan. The proposals include replacing the existing laminate floor with more appropriate herringbone wood or reclaimed oak wood panel flooring. It is proposed to replace the radiators with a mode that is more appropriate for the building and to remove the partition wall in the reception room to open up the existing alcove. The chimneys are to be retained and fireplaces to be brought back to use. Overall, the proposals are considered to preserve the existing floorplan and the reinstatement of a traditional fireplace in place of the large marble surround on the basement that is too large and not original to the property is considered to represent an enhancement to the special interest of the property.
- 5.22 The first floor has been altered to accommodate the canted bay added to the front of the property. A bathroom window was added to the rear façade.
- 5.23 The proposals for the first floor consist of alterations that would not alter the general layout of the existing floor plan. The works proposed include replacing the existing laminate floor with more appropriate herringbone wood or reclaimed oak wood panel flooring. It is proposed to replace the radiators with a mode that is more appropriate for the building. The chimneys are to be retained and relined and fireplaces to be brought back to use. Cornices that would be expected to exist at this level (likely from the Victorian phase of works and as a single dwelling) are reinstated.
- 5.24 Overall, the proposals for the first floor are considered to have a limited impact on the special interest of the property and would enable improvements to its structural integrity.
- 5.25 It is proposed to repair and refurbish all windows which are currently in a bad state of repair as well as the roof.
- 5.26 Policy and guidance acknowledges that repairs and alterations are sometimes necessary to modernise or adapt a listed building and states that where repair and alteration works are to be carried out the works should relate sensitively to the original building and match the original where practicable.
- 5.27 The design development takes into account comments made by the local planning authority. The comments and design responses are set out in **Table 5.1**. Over the course of the pre-application process, the design has been refined and the scale of the extension much reduced^{5.1}.

Case officer comments:	Design response
Bulk, mass and volume	
<p>Extension would: be “visually over-bearing and dominant on the rear elevation” “affects the proportions of the existing building and undermines the significance of the rear elevation” “occlude and modify an existing historic window which is considered to cause harm to existing historic fabric.” “go beyond (...) party wall”</p>	<p>The proposed design is emphatically unobtrusive and would not prejudice the character of the conservation area as the original front elevation remains unaltered. The front of the house would in fact be improved by the introduction of Georgian style railings which correspond to the age and style of Nos. 7 and 9. The extension is modest in scale and materials are carefully selected to match the existing house. The addition of a later extension does not inevitably detract from the interest of a house. Evolution and enlargement can be seen as positives where this respects the historic character of the host building, as demonstrated by the multiple extensions of no. 7 Pilgrim’s Lane, Sidney House. The size of the proposed extension is considerably smaller than that of the extensions behind no. 7. Being of a single storey, there is no danger of it overwhelming the neighbouring no. 7, and, being low, and invisible from the street, it does not affect the character of the conservation area. It is hardly noticeable from the end of the large garden. In terms of the height of the extension, it is important to comment on the relative heights of the existing rear extensions to no. 7 and what is proposed for No. 9 Pilgrim’s Lane. The existing garden wall and foliage occlude the extension.</p>
Architecture and design	
<p>Extension would: not be “sympathetic to and in keeping with the character of the existing building and does not comply with the paragraphs 192 and 196 of the NPPF”. cause “a ‘less than substantial’ degree of harm to the heritage assets” detract “from the character and appearance of the listed buildings and will impact on neighbouring visual amenity because it is “a very visible, highly lit occupied living space”</p>	<p>The proposed design is neither assertive nor expressly modern. The design is a timeless response to the brief. It is modest in character and materials and deferential to the Georgian building it is attached to. The rear elevation of no. 9 Pilgrim’s Lane is simple and it is extremely hard to ascribe any heritage significance to its appearance which has already been altered by the insertion of the first floor window in 1986. The claim that night-time lighting would draw attention to the extension is irrelevant and contradictory. The rear elevation as a whole would be more illuminated than is presently the case.</p>
Layout	
<p>Moving the kitchen would: “harm the building’s historic plan form at ground floor level, which will undermine its significance.” “ be detrimental to the setting of the heritage assets- the listed building/s and the Hampstead Conservation Area and harms the significance of the heritage assets.”</p>	<p>Moving the kitchen is not detrimental to the houses’ special interest. The desire to connect kitchen and dining space is a widespread one. This has become a key living area in the modern home, connecting cooking with the heart of family life there are practical reasons why the assertion about the suitability of the basement for ongoing kitchen use are problematic. People with accessibility issues will be able to use the ground floor kitchen which will also improve fire escape. The existing kitchen is small and the basement rooms are separate from this area. For family usage, these are important considerations. If treated sympathetically, as is the case in this instance, listed buildings can adapt to changing life-patterns. Their flexibility is one of their assets. The spatial character of the house remains legible, internal areas of sensitivity are not altered and it is easy to separate the new from the old. In addition, the basement with the kitchen has already been heavily altered over time. The proposals reinstate the original plan form of the kitchen in the existing location.</p>
Public benefits	
<p>There are no public or heritage benefits associated with this application, which would outweigh the harm caused by the proposal.</p>	<p>The proposals include the repair and recreation of historic finishes and fittings such as cornices, chimney pieces and other such elements. The benefits of the scheme are set out in Section 1.0 and these are all considered public benefits in the NPPF sense.</p>
Summary	
<p>Extension would: “cause visual harm to the rear of the listed buildings. The rear of No. 9 Pilgrim’s Lane will be visible from the inner grounds of the grade II listed Rosslyn Chapel and will cause harm to its setting.</p>	<p>The area around the Rosslyn Hill Chapel may be accessible to the public but is still private land. The proposed extension of No. 9 Pilgrim’s Lane would not be visible from the street and does not affect the setting of the chapel nor of Sidney House. The building is invisible from the chapel due to vegetation and a fence. The degree of harm to the listed building is determined by the significance of the house and the impact of the proposals on the significance. Careful analysis of the building has located where the significance of No. 9 Pilgrim’s Lane is to be found and it is not on the rear elevation. Not only is the impact of the proposals minor in terms of fabric intervention. The proposals do not affect what makes No. 9 Pilgrim’s Lane special.</p>

Table 5.1 Design response table

Summary

- 5.28 The proposals are considered to be a sympathetic design response that is in keeping with the existing buildings' architectural character and enable the provision of an improved quality of residential floorspace and landscaping and structural improvements.
- 5.29 The significance of the listed building as an early example of the suburban expansion of Hampstead Village would be preserved by the proposals.
- 5.30 The proposals ensure that:
- the overall effect would not be detrimental to the architectural or historic integrity of the property;
 - the alterations are in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest where relevant;
 - existing significant detailing and architectural features of the building will be preserved, repaired or, if missing, replaced like for like; and
 - the interior alterations and landscaping works relate sensitively to the existing building.
- 5.31 Having regard to the above, the proposals overall are considered to at last preserve the special interest of the listed building and would enable improvements to the integrity of the existing building, particularly in terms of repairing and recreating historic finishes and fittings such as cornices, chimney pieces, flooring and windows and other elements of the decorative scheme.

- 5.32 We summarise again the benefits as follows:

Proposed enhancements:

1. Modern day living conditions by providing a useable kitchen connecting to the living room and garden, which can be used by everyone, including people with accessibility issues, and improved fire escape;
2. Damage caused by damp repaired throughout the whole house;
3. Historic features and fittings to be repaired and replaced where necessary, including removal of built in wardrobes to reinstate alcoves and repair of a Regency marble fireplace that has been inappropriately repaired;
4. The reinstatement of the basement plan form;
5. The proposed replacement of a large chimney piece at basement with a piece more appropriate to the status of this part of the house;
6. The removal of a modern false ceiling at first floor level and the reinstatement of cornices;
7. All windows to be repaired and replaced where necessary;
8. All radiators to be replaced by more appropriate heating system;
9. Existing laminate flooring to be replaced with more appropriate wood flooring;
10. Internal doors to be refurbished;
11. Chimneys to be relined and all fireplaces to be brought back to use;
12. Improvements to outdated bathrooms;
13. Removal of inappropriate light fittings including modern downlights and installation of new systems sympathetic to the age of the building;
14. Repairs to existing boundary wall and redesign of patio.
15. Repairs generally throughout where needed including leaks to the roof

Hampstead Conservation Area

- 5.33 The existing building includes some features, materials and architectural details that positively contribute to the appearance of the Hampstead Conservation Area. Accordingly, the proposals have been carefully designed to respect the character and appearance of the existing building and the Hampstead Conservation Area and would not affect the parts of No. 9 Pilgrim's Lane which make the principal contribution to the CA as set out below.
- 5.34 The proposals would not alter the principal façade of the property and would not be discernible from the private car park at Rosslyn Hill Chapel as it is obscured by vegetation and a fence. The proposals would maintain the residential use and character of the property and would enable relevant existing architectural features to be refurbished or replaced with like for like materials.

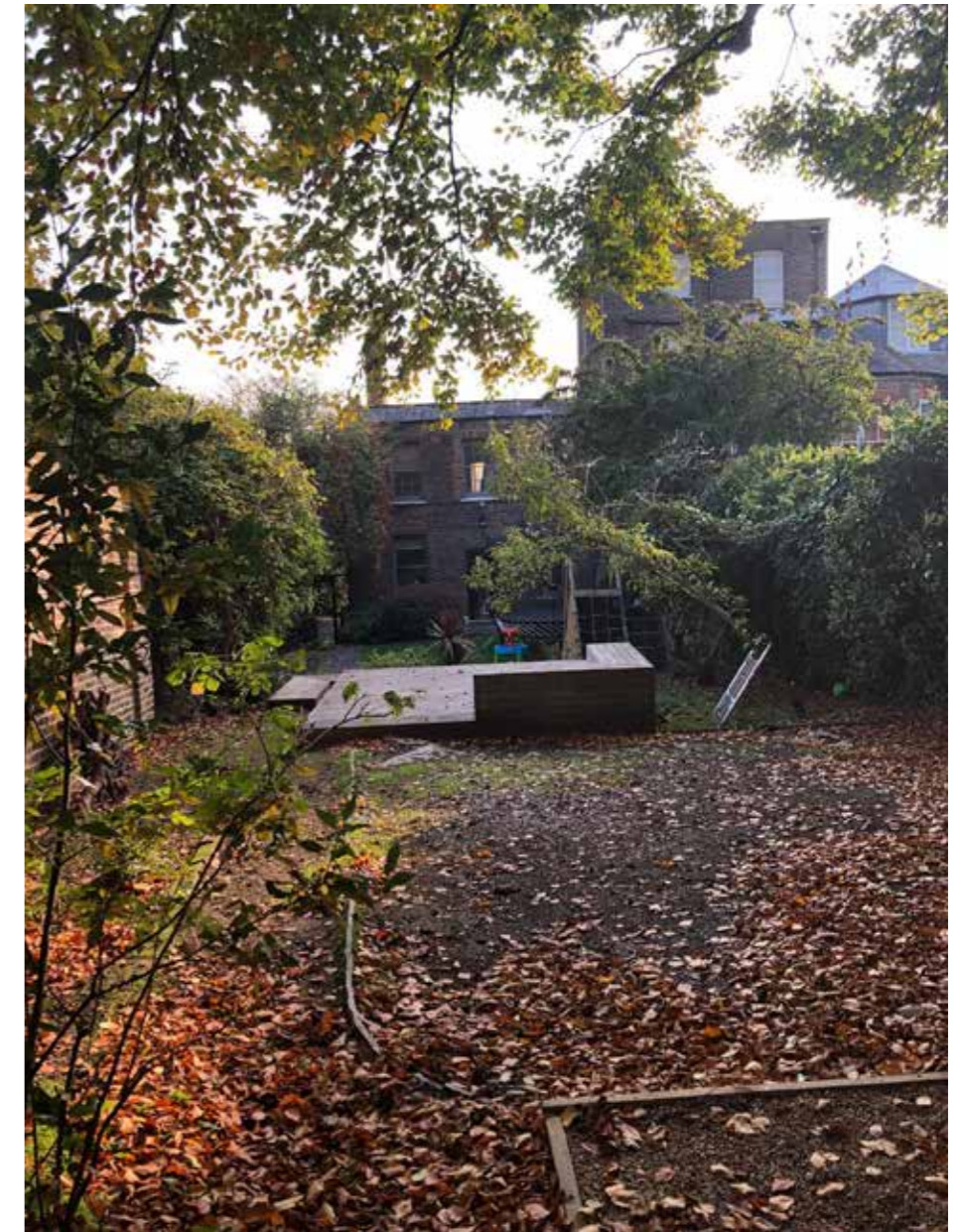


Figure 5.11 The photo shows the limited visibility of the rear elevation.

- 5.35 The proposed external alterations to the rear of the property are considered to be sympathetic to the appearance of the existing property. In accordance with the Hampstead Conservation Area Statement the proposed extension is of an appropriate design and scale that is sub-ordinate to the main building and would be unobtrusive.
- 5.36 The landscaping to the rear of the property allows for an improved arrangement and access to the rear garden from the basement level whilst preserving the character and appearance of the property by virtue of the proposed design and use of materials.
- 5.37 The proposals are of an appropriate design and will, at the very least, preserve the character and appearance of this part of the Hampstead Conservation Area and therefore meet the statutory objective of Section 72 (1) of the Planning (LBCA) Act 1990.

Setting considerations

- 5.38 The proposals would have a minimal impact on the setting of designated heritage assets outside of the application site, and primarily on the adjoining Sidney House, which would themselves be very slight. The works relate to internal alterations to an existing building and the external alterations are discrete and focussed to the rear of the property and generally screened by existing property boundaries and vegetation.
- 5.39 The setting of the neighbouring grade II listed property, No. 9 Pilgrim's Lane , would be preserved. The principle setting of Sidney House is from the street and this aspect remains unaltered by the Proposed Development. The Proposals are barely visible from the rear garden and therefore affect neither the setting of Sidney House nor Rosslyn Chapel. Where apparent, the proposed works would appear in keeping with the existing property and preserve the character and appearance of the existing building and rear garden.
- 5.40 We conclude that there would be **no harmful impact on the setting of designated heritage assets** within the vicinity of the application site.

6.0

// COSSEY COTTAGE, 9 PILGRIM'S LANE, LONDON, NW3



Conclusion

6.0 CONCLUSION

- 6.1 This Heritage Statement has been prepared in support of the applications seeking planning permission and listed building consent for the Proposed Development at No. 9 Pilgrim's Lane, London, NW3.
- 6.2 In line with the requirements at paragraph 189 of the NPPF, this report has investigated and set out the special interest of the listed building and its contribution to the character and appearance of the Hampstead Conservation Area within which it is located. This has been carried out in order to inform the development proposals and an assessment of the impact of the proposals on this significance.
- 6.3 The findings of this assessment are that the special interest of the listed building is its architectural interest as a Regency residence, albeit altered in the 1860s; in its interior; in its historical link to the literary scholar, Simon Wilkin; and in its group value with the adjacent Sidney House.
- 6.4 The property has been subject to various alterations over time as detailed in **Section 3.0**. These changes have included alterations to the original plan form and changes of use of various rooms to meet the various needs of different occupiers over time. Original architectural features within the house have been lost and there have been additions to the building fabric, which mark a change from the original form and appearance of the house, such as the addition of the canted bay to the principal elevation.
- 6.5 The proposals would not alter the principal façade of the property and would not be discernible from publically accessible vantage points. New railings more in-line with historic precedents would replace the current inappropriate fencing and enhance the setting of the building and the Conservation Area.
- 6.6 The proposals maintain the residential use of the property and enable relevant existing architectural features to be refurbished or replaced with like for like materials. The external alterations to the rear of the property are considered to be sympathetic to the appearance of the existing property and the internal alterations proposed would enable an improved layout and quality of residential accommodation.
- 6.7 The proposals preserve the key elements that contribute to the significance of the listed buildings, and their contribution to the Hampstead Conservation Area. Furthermore, the proposals will improve the special interest of the property where opportunities have been identified through the reinstatement of historic architectural features.
- 6.8 The external works will appear entirely consistent with the appearance of the building, fully integrating with the existing building, and be of a scale that is discrete and sub-ordinate to the main buildings.
- 6.9 The quality of the design, the detailed consideration of the landscaping proposals and the appropriate scale, massing, height and use of materials for the proposals will ensure an appropriate form of development is delivered, in accordance with the NPPF.
- 6.10 In our view, the proposals meet the objectives of London Plan Policy 7.4, and are of a design that would contribute positively to the surrounding area, are informed by the historic context and will make a positive contribution to the character and appearance of the existing Site. In accordance with London Plan Policy 7.6 the proposals comprise details and materials that complement the architecture of the existing building and are of a composition and scale suitable for the property.
- 6.11 In accordance with Policy D1 (Design), the proposals would:
- Respect the local context and character;
 - Preserve the identified heritage assets in accordance with Policy D2 (Heritage);
 - Comprise details and materials that are of high quality and complement the local character;
 - Integrate well with the existing building and the character and appearance of the Hampstead Conservation Area;
 - Incorporate high quality landscape design and maximise opportunities for greening, for example through planting of soft landscaping and a proposed green roof; and
 - Seek to carefully integrate building services.
- 6.12 In accordance with Policy D2 (Heritage), overall the proposals would:
- Preserve the architectural and historic interest of no. 9 Pilgrim's Lane and
 - Preserve the character and appearance of the Hampstead Conservation Area.
- 6.13 In accordance with the Hampstead Conservation Area Statement the proposed extension is of an appropriate design and scale that is sub-ordinate to the main building and would be unobtrusive. The proposals would also repair or replace relevant architectural features with like for like materials.
- 6.14 The Proposed Development is deemed to be of an appropriate quality of design that is in keeping with the original property and is considered to, at the very least, preserve the character and appearance of the listed building and Hampstead Conservation Area. The proposed alterations would enable improvements to the existing residential accommodation, whilst respecting the historic character and architectural interest of the property and Hampstead Conservation Area. The key benefits and improvements are:
- 21st century living requirements with a ground floor kitchen flooded by daylight and with access to the garden
 - Roof repair where needed to prevent further water leaks and damage to historic fabric and fittings
 - Repair of damp damage in basement rooms
 - Removal of all laminate floors and replacement with timber
 - Removal of all spot lights in suspended ceilings
 - Refurbishment of all window frames
 - New radiators appropriate for the building
 - Historic fireplaces to be brought back to use
 - Remodelling of built-in wardrobes, alcoves and shelves
 - Repair of boundary wall and improvements to garden, paving and planting and new Georgian style railings.

- 6.15 The proposal includes the following sustainability points:
- Green roof on the extension,
 - Renewing the boiler and radiators etc. to improve energy efficiency,
 - Refurbishing the windows to similarly improve their performance,
 - Renewed insulation in the loft space
 - Planting of shrubs and trees in the garden and soft landscaping,
 - Increasing the size of bin storage to enable use of the Council's larger recycle bins
 - Introducing rain water harvesting
- 6.16 We consider that overall the proposals would conserve the significance of the listed building and the character and appearance of the Hampstead Conservation Area, complying with relevant development plan policies including London Plan Policy 7.8 (Heritage Assets and Archaeology) and Local Plan Policy D1 (Design) and Policy D2 (Heritage).
- 6.17 We therefore consider that the proposed development meets the statutory provisions of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and complies with the requirements of the NPPF, as well as the relevant Development Plan policies.

// COSSEY COTTAGE, 9 PILGRIM'S LANE, LONDON, NW3



APPENDIX 1: List Descriptions



COSSEY COTTAGE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1139061

Date first listed:
14-May-1974

Statutory Address:
COSSEY COTTAGE, 9, PILGRIMS LANE

Map



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Location

Statutory Address:
COSSEY COTTAGE, 9, PILGRIMS LANE

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

County:
Greater London Authority

District:
Camden (London Borough)

National Grid Reference:
TQ 26814 85638

Details

CAMDEN

TQ2685NE PILGRIMS LANE 798-1/27/1316 (West side) 14/05/74 No.9 Cossey Cottage

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.

Listing NGR: TQ2681485638

Legacy

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

Legacy System number:
477770

Legacy System:
LBS

Legal

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

End of official listing

Images of England

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Date: 18 May 2007

Reference: IOE01/16580/03

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ROSSLYN HILL UNITARIAN CHAPEL

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1130399

Date first listed:
14-May-1974

Statutory Address:
ROSSLYN HILL UNITARIAN CHAPEL, ROSSLYN HILL

Map



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Location

Statutory Address:
ROSSLYN HILL UNITARIAN CHAPEL, ROSSLYN HILL

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

County:
Greater London Authority

District:
Camden (London Borough)

National Grid Reference:
TQ 26759 85639

Details

CAMDEN

TQ2685NE ROSSLYN HILL 798-1/27/1399 (North East side) 14/05/74 Rosslyn Hill Unitarian Chapel

GV II

Unitarian chapel. 1862 by John Johnson; 1885, north aisle, chancel and committee room added by Thomas Worthington, a Manchester Unitarian. Kentish ragstone rubble with Portland stone dressings. Slated pitched roof with fleche. Gothic style. Wide aisled nave of 7 bays with sanctuary. INTERIOR: with vaulted timber roof and gallery at west end. 2 plaster relief panels in chancel attributed to John Flaxman. Good range of C19 stained glass, in geometrical tracery, by Morris and Co to cartoons by Burne Jones, Henry Holiday, Clayton & Bell, Wilson & Hammond, Lavers & Westlake and Mayer & Co of Munich. Good range of memorials including a memorial to the artist Helen Allingham.

Listing NGR: TQ2675985639

Legacy

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Legacy System number:
477878

Legacy System:
LBS

Legal

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

End of official listing

Images of England

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Date: 21 Jun 2005

Reference: IOE01/14408/31

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SIDNEY HOUSE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1139060

Date first listed:
14-May-1974

Statutory Address:
SIDNEY HOUSE, 7, PILGRIMS LANE

Map



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Location

Statutory Address:
SIDNEY HOUSE, 7, PILGRIMS LANE

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

County:
Greater London Authority

District:
Camden (London Borough)

National Grid Reference:
TQ 26810 85631

Details

CAMDEN

TQ2685NE PILGRIMS LANE 798-1/27/1315 (West side) 14/05/74 No.7 Sidney House

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.

Listing NGR: TQ2680985632

Legacy

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

Legacy System number:
477769

Legacy System:
LBS

Legal

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

End of official listing

Images of England

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Date: 25 Jan 2007

Reference: IOE01/16319/35

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