



Heritage Statement

In respect of:

Sarum Chase, 23 West Heath Road,
London, NW3 7UU

On behalf of:

Mr Laurence Kirschel

RPS CgMs Ref: JCH00056

February 2018

CONTENTS

	CONTENTS	Pages
Prepared by:		
Elizabeth Da Silva BA (Hons)	1.0 Introduction	3
	2.0 Legislative and Planning Policy Framework	4
	2.1 Legislation and National Planning Policy	4
	2.2 National Planning Guidance	5
	2.3 Local Planning Policy and Guidance	8
Authorised by:		
Duncan Hawkins BA (Hons), MSc, FSA, MCIfA	3.0 Historical Appraisal	
	3.1 Historical Development of Hampstead	10
	3.2 Historical Map Regression	12
Report Status:		
FINAL	4.0 Assessment of Significance	
	4.1 Reddington and Frogna Conservation Area	14
	4.2 Statutorily Listed Building — Sarum Chase	15
RPS CgMs Ref:		
JCH00060	5.0 Proposals and Assessment of Impact	
	5.1 Development Proposals	22
	5.2 Assessment of Impact	31
	6.0 Conclusion	34
Issue Date:	Appendices	
February 2018	Sources	35
	Photos by author unless stated otherwise	
COPYRIGHT © RPS CgMs		

The material presented in this report is confidential. This report has been prepared for the exclusive use of and shall not be distributed or made available to any other company or person without the knowledge and written consent of RPS CgMs.

© Ordnance Survey maps have been reproduced with the sanction of the controller of HM Stationery Office. Licence No: AL 100014723

1.0 INTRODUCTION

This Heritage Statement has been researched and prepared by CgMs Heritage, part of RPS, on behalf of Mr. Laurence Kirschel, in support of an application for listed building consent at Sarum Chase, 23 West Heath Road, London, NW3 7UU (The Site). The document has been requested in order to assist those involved in the determination of the application and should be read in conjunction with the Design and Access Statement prepared by Tigg Coll Architects and other supporting information submitted with the application.

The property is located in the London Borough of Camden; it is Grade II listed and sits within the Redington and Frognal Conservation Area. The proposals consist of the excavation of a new basement beneath the existing garage, in order to provide additional ancillary staff quarters and utility space to the main house; partial excavation beneath the main house in order to provide access to the basement; a subterranean extension beneath the rear garden and the installation of a light-well to the rear of the plantroom/proposed storeplant.

The applicant has undertaken pre-application discussions with the council, informed by a site visit by the Council's Conservation Officer, in June 2016. The advice received from the Council stated that the proposals are considered acceptable in principle, subject to the preservation of Sarum Chase's existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, in addition to any of its architectural or historically important features. They also stated that there must be an amendment to the size and/or re-positioning of the proposed light-well.

There is a requirement under Paragraph 128 of the National Planning Policy Framework (NPPF) for an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting...(with)...the level of detail...proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. In order to fulfil these requirements and the factors noted by the Council, above, this document provides relevant legislative framework, planning policy and guidance relating to the historic environment; an assessment of Sarum Chase, its setting and relevant planning history, including an appraisal of the historic development of the property and its surroundings; an appraisal of the proposal and an assessment of any potential impact the proposal may have on the significance of Sarum Chase.



Figure 1: View of the front north elevation and entrance of Sarum Chase.

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

This section provides a review of relevant legislation, planning policy and guidance, at both national and local levels, with regard to heritage assets and views.

The National Planning Policy Framework (NPPF) notes that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets, which possess a statutory designation (for example Listed Buildings, Conservation Areas, and Registered Parks and Gardens); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List.

Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the LPA shall have special regard to the desirability of preserving the Listed Building or its setting, or any features of special architectural or historic interest that it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting. In addition, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas. It has been made clear from recent case law, that the determining authority needs to ensure that, in its assessment of the application, it makes clear that special regard has been paid to the preservation and enhancement of listed buildings in order to ensure robust decision making.

National Planning Policy

National Planning Policy Framework (NPPF) (Department of Communities and Local Government (DCLG), March 2012)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans, respectively. Such Plans consequently reflect the needs and priorities of their communities.

When determining planning applications, the NPPF directs LPAs to apply

the presumption in favour of sustainable development; the 'golden thread' that is expected to run through the plan-making and decision-making process. Nonetheless, NPPF Paragraph 14 states that the presumption in favour of sustainable development is only applied unless certain specific policies indicate that such development should be restricted; these include policies protecting sites identified as: designated heritage assets; Areas of Outstanding Natural Beauty (AONBs); Sites of Special Scientific Interest (SSSIs); and the Green Belt.

The NPPF defines a heritage asset as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". The definition of a heritage asset includes 'designated' heritage assets: "A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation". In addition, other 'non-designated' heritage assets identified by LPAs are included in a Local List.

Section 7 Requiring Good Design reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. NPPF Paragraph 58 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12 Conserving and Enhancing the Historic Environment contains NPPF ***Paragraphs 126-141***, which relate to development proposals that have an affect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- the desirability of new development in making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

These considerations should be taken into account when determining planning applications and, in addition, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.

In order to determine applications, NPPF ***Paragraph 128*** states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made to their setting. The level of detail provided should be proportionate to each heritage assets' significance and sufficient to understand what impact will be caused upon their significance. This is supported by NPPF ***Paragraph 129***, which requires LPAs to take this assessment into account when considering applications.

NPPF Paragraphs 132-136 consider the impact of development proposals upon the significance of a heritage asset. NPPF ***Paragraph 132*** emphasises the need for proportionality in decision-making and identifies that, when a development is proposed, the weight given to the conservation of a heritage asset should be proportionate to its significance, with greater weight given to those assets of higher significance. NPPF ***Paragraph 134*** states that, where less than substantial harm will be caused to a designated heritage asset, the harm should be weighed against the public benefits of the development proposals, which include securing the heritage asset's viable optimum use. ***Paragraph 135*** notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. The paragraph adds that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 136 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, ***Paragraph 137*** notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. The paragraph adds that 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.

In relation to Conservation Areas, it is acknowledged in NPPF ***Paragraph 138*** that not all aspects of a Conservation Area will necessarily contribute to its significance. This allows some flexibility for sustainable development to take place in or near Conservation Areas, without causing harm to the overall significance of the heritage asset.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (PPG) (DCLG)

This guidance has been adopted in support of the NPPF. It reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in an active use that is consistent with their conservation.

Key elements of the guidance relate to assessing harm. It states that an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. The paragraph adds that, *'it is the degree of harm, rather than the scale of development that is to be assessed'*. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as *'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'*. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Importantly, the guidance states that if *'complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.'*

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

This document outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in their own advice and guidance through the planning process, the document is commended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

Published in line with the philosophy of PPS5 (now cancelled), it remains relevant with the NPPF and PPG, placing emphasis upon the importance of understanding significance as a means to properly assess the effects of

change to heritage assets. Guidance within the document describes a range of 'heritage values' that constitute a heritage asset's significance to be established systematically; the four main heritage values include: aesthetic, evidential, communal or historical. The document emphasises that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

Seeing the History in the View (Historic England, May 2011)

This document provides guidance relating to the assessment of heritage significance within views. It gives a method that can be applied to any view that is considered significant in terms of heritage. Historic England is currently in the process of revising this document to reflect the NPPF and recent case law.

Views provide an important role in shaping our appreciation and understanding of the historic environment. Some have been deliberately designed, such as at Greenwich Palace and Stowe Landscape Garden, whilst more often a significant view is formed of a 'historical composite', as a result of a long process of piecemeal development. Such views often contain focal buildings and landmarks which enrich daily life, attract visitors and help communities prosper.

This document states that the assessment of heritage significance within a view can be divided into two phases:

Phase A Baseline Analysis: the following five steps assist in defining and analysing heritage significance within a view:

Step 1: Establishing reasons for identifying a particular view as important;

Step 2: Identifying which heritage assets in a view merit considerations;

Step 3: Assessing the significance of individual heritage assets;

Step 4: Assessing the overall heritage significance in a view; and

Step 5: How can heritage significance be sustained?

Phase B: Assessment: assesses the potential impact of a specific development proposal on heritage significance within a view, as analysed in Phase A through the following steps:

- Development proposal

- Establishing magnitude of impact on heritage significance; and

- Significance of Effect.

The Guidance provides further information and guidance relating to feeding the Baseline Analysis into an ES Chapter, if necessary.

Overview: Historic Environment Good Practice Advice in Planning

In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced it with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets. A fourth document entitled 'GPA4: Enabling Development' has yet to be adopted.

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

GPA1: The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, which will afford appropriate protection for the heritage asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to *'inform the nature of allocations so development responds and reflects local character'*.

Further information is given relating to Section 106 agreements, stating *'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.'* It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with NPPF Paragraph 153 can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

2.2 NATIONAL PLANNING GUIDANCE

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that *'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'*

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. understand the significance of the affected assets;
2. understand the impact of the proposal on that significance;
3. avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. look for opportunities to better reveal or enhance significance;
5. justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and,
6. 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.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also

provides guidance in respect of neglect and unauthorised works.

GPA3: The Setting of Heritage Assets (March 2015)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of *Proposed Development* and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a *proposed development* on the setting and significance of a

heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and,
5. The final decision about the acceptability of proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Overview: Historic England Advice Notes in Planning

In addition to the above documentation, Historic England has published three core Heritage Advice Notes (HEAs) that provide detailed and practical advice on how national policy and guidance is implemented. These documents include: *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016) and *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015). Previously adopted documentation by Historic England that provides further information and guidance in respect of managing change within the historic environment include *Seeing the History in the View* (May 2011), and *Managing Local Authority Heritage* (June 2003).

HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016)

This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management. Whilst this document emphasises that *'activities to conserve or invest need to be proportionate to the significance of the heritage assets affected,'* it reiterates that the work carried out needs to provide sufficient information in order to understand the issues outlined in Paragraph 192 of the NPPF, relating to the assessment of any heritage assets that may be affected by proposals.

There are different types of special architectural and historic interest that contribute to a Conservation Area's significance. These include:

2.2 NATIONAL PLANNING GUIDANCE

- areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- those linked to a particular industry or individual with a particular local interest;
- where an earlier, historically significant, layout is visible in the modern street pattern;
- where a particular style of architecture or traditional building materials predominate; and,
- areas designated on account of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, however, and this document provides guidance in respect of managing change in a way that conserves and enhances areas, through identifying potential within a conservation area. This can be achieved through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations. NPPF Paragraph 127 states that *‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest,’* this document reiterates that this needs to be considered throughout this process.

Section 71 of the *Planning (Listed Buildings and Conservations Area) Act 1990* places on LPAs the duty to produce proposals for the preservation and enhancement of Conservation Areas. This document provides guidance for the production of management plans, which can *‘channel development pressure to conserve the special quality of the conservation area’*. These plans may provide policies on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.

HEA2: Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that *‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’*. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- repair;
- restoration;
- addition and alteration, either singly or in combination; and,
- works for research alone.

2.3 LOCAL PLANNING POLICY & GUIDANCE

The local planning authority for the Site is the London Borough of Camden and development on the Site will be subject to compliance with their local policies as well as with the London Plan, which is the overall strategic Development Plan for London.

The following policies contained within the London Plan and Camden Council's Local Plan are of relevance to the Proposed Development.

Strategic Policy

The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011 (Greater London Authority (GLA), March 2016)

The London Plan is the overall strategic plan for London, setting out a complete framework for its development to 2036. The following policies are those most relevant to heritage, townscape and visual assessment, requiring that developments which may have an effect upon heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

"Policy 7.4 Local character

Planning decisions

A. Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

B. Buildings, streets and open spaces should provide a high quality design response that:

- a. has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
- c. is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings
- d. allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area
- e. is informed by the surrounding historic environment.

Policy 7.6 Architecture

Planning decisions

B. Buildings and structures should:

- a.) be of the highest architectural quality;
- b) be of a proportion, composition, scale and orientation that enhances,

activates and appropriately defines the public realm;

c) comprise details and materials that complement, not necessarily replicate, the local architectural character;

d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings;

f.) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;

i.) optimise the potential of sites.

Policy 7.8 Heritage assets and archaeology

Planning decisions

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

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

Camden Council Development Plan Documents

Camden Core Strategy 2010-2025 (November, 2010)

The Local Development Framework (LDF) is a group of documents setting out planning strategy and policies in the London Borough of Camden. The principle LDF document is the Core Strategy, which sets out key elements of the Council's planning vision and strategy for the borough and contains strategic policies. The following Core Strategy policies relate to development concerning the historic environment in the borough:

Policy CS14 Promoting high quality places and conserving our heritage seeks to ensure that places and buildings are attractive, safe and accessible by: requiring development of the highest standard of design that respects local context and character; preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden Development Policies 2010-2025 (November, 2010)

As part of Camden Council's LDF, Development Policies 2010-2025 set out detailed planning criteria that are used to determine applications for planning permission in the borough. Policies pertinent to the historic environment and relevant to this planning application comprise the

following:

DP24 Securing high quality design states that the Council require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect proposals to consider: the local character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; the provision of visually interesting frontages at street level; the appropriate location for building services; the provision of appropriate hard and soft landscaping including boundary treatments; the provision of appropriate amenity space; and accessibility.

DP25 Conserving Camden's heritage emphasises that where development is proposed within a conservation area the Council will: take account of conservation area statements, appraisals and management plans when assessing applications; only permit development that preserves and enhances the character and appearance of the area; grant consent for alterations and extensions to a listed building only where it is considered that this would not cause harm to the building's special interest; not permit development that is considered by the council to cause harm to the setting of a listed building.

DP27 Basements and Light-wells states that in determining proposals for basements, schemes need to demonstrate that they do not harm the appearance or the setting of either a property or the character of the surrounding area. In determining applications for light-wells, Camden Council require the architectural character of a building to be protected and that the character and appearance of any surrounding area is not harmed.

Local Planning Guidance

CPG1 Design (Camden Council, April 2011, amended September 2013)

The Council formally adopted CPG1 Design in April 2011, and it was subsequently updated in September 2013 following statutory consultation to include Section 12 on artworks, statues and memorials. This guidance applies to all applications which may affect any element of the historic environment and therefore may require planning permission, or conservation area or listed building consent.

With regard to proposed development within, or affecting the setting of, conservation areas in the Borough, the Council will only grant permission that preserves and enhances the character and appearance of the area. When determining an application, guidance on such matters are set out in the Core Strategy policy CS14 and Development Policy DP24, as well as that in conservation area statements, appraisals and management plans.

2.3 LOCAL PLANNING POLICY & GUIDANCE

CPG4 (Basements) provides detailed design guidance regarding the installation of light-wells. In respect of listed buildings, it states that *“applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important”*. Additionally, the character of conservation areas should be preserved or enhanced.

Redington and Frognal Conservation Area Statement (2003)

This statement provides Camden Council’s approach to the preservation and enhancement of the Conservation Area and is intended to assist in the formulation and design of development proposals in the area. The document describes the character of the area and outlines the key issues and development pressures. The main policy framework it provides for the Conservation Area has been superseded.

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT OF HAMPSTEAD

The Site lies in Hampstead, in proximity to Hampstead Town and Hampstead Heath. Evidence of some Mesolithic and Roman occupation has been found in the area, however continuous habitation dates from Anglo-Saxon times, with the name *Hampstead* meaning a single farm-site, which was probably in a woodland clearing.

It is a diamond-shaped, compact parish which, in c. 970, was only given four boundary marks in the genuine charter of King Edgar: Sandgate (near the northern angle), the Watling Street cucking pool at the western angle, Watling Street/Edgware Road at the south-western boundary and Foxhanger (probably Haverstock Hill, which indicates that the totality of the eastern side of the later parish was omitted. Only one dwelling was mentioned in King Æthelred's charter and in Domesday one villager and five smallholders only. It was probably during the twelfth century that the population and cultivated areas increased, so that there were 41 tenants by 1259 and 54 by 1281. In 1632, the manor court decided the boundaries of the parish, the churchwardens in 1671 and the vestry in the eighteenth century; by 1824, approximately 70 boundary stones were required. In 1899, changes were made to the south-eastern boundary, when the Local Government Act created Hampstead metropolitan borough.

Hampstead was seen by Londoners as a place of health and retreat, with the abbot of Westminster fleeing there to escape plague in 1349, hundreds locating there to escape the great plague of 1665, safety sought on its heights due to a threatened flood and topographers' remarking on its 'very healthful air' in the latter part of the sixteenth century. Large numbers of merchants, writers, artists, courtiers and lawyers moved to the area, or rented a house for the summer period. During the seventeenth century, settlement spread from Hampstead Town across the heath, to north, east and west. Settlements also grew up at the heath's northern end. There was an increase in dwellings, principally comprised of larger houses; these replaced both old and new cottages. During the English Civil War, the area was home to a number of prominent parliamentarians, who still occupied the six largest houses in 1664.

The 'pure air' of Hampstead Town, acknowledged since the sixteenth century, and its mineral waters, renowned since the mid-seventeenth century, are attributed to the growth of Hampstead town from 1698, with the foundation of the *Wells charity*. The social activities of Well Walk pushed the settlement farther eastwards, with lodging houses, inns and shops being established throughout the town to cater for both invalids and active visitors. By 1724, Hampstead had developed from a small country

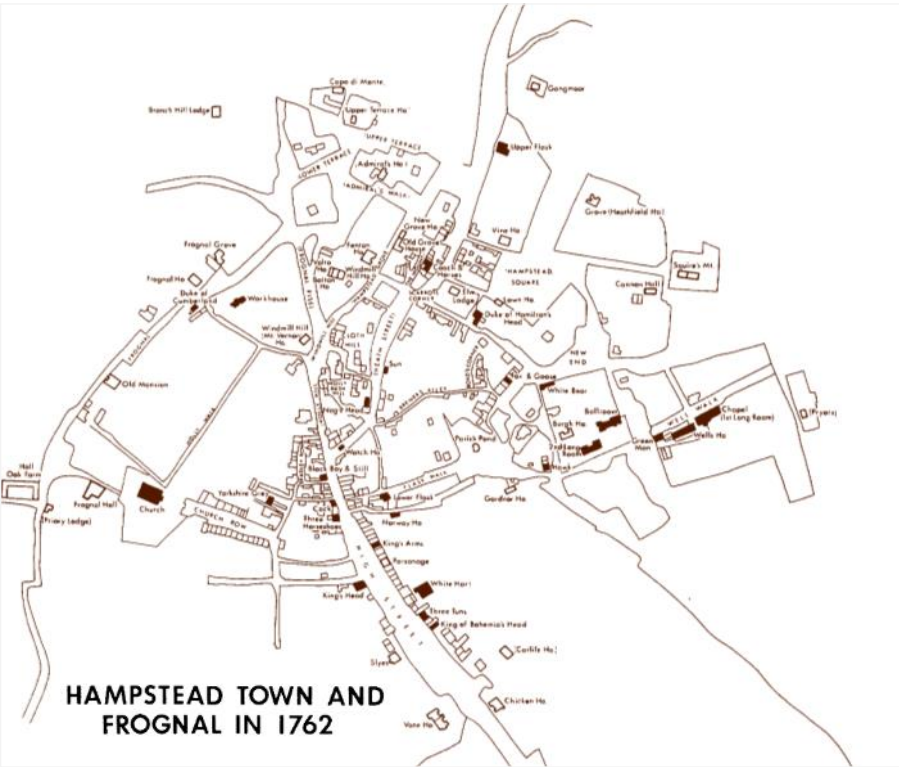
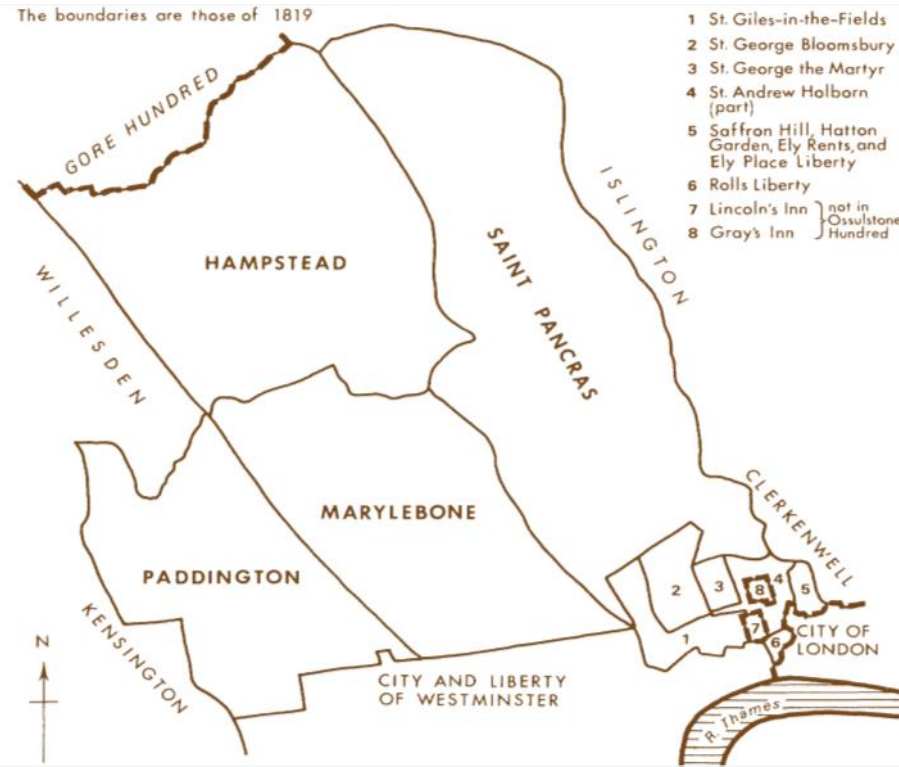


Figure 2 (above): Map of Hampstead Town and Frognaal in 1762
Figure 3 (below): Hampstead was included within the Holborn Division — an area included within the ancient Ossulstone Hundred (Source: A History of the County of Middlesex).



village to a small town and become extremely popular in both its location and the extent of its 'diversions'; this in turn increased the rate of construction within the area; some of this was terraced housing, but in general commissions were for substantial dwellings. In 1730, there were approximately 500 to 600 families living in the parish and by 1762, there were approximately 500 houses and cottages.

During the latter part of the eighteenth century, some of the larger houses were either divided or tenemented and some of the inns closed. There was an increase in wealthy residents, who moved into newer areas of settlement, and by 1774, many gentlemen's houses were located on the Heath and villas were constructed on a number of freehold and copyhold estates during the late eighteenth and early nineteenth centuries. By 1831, there were 1,180 inhabited houses. Hampstead ceased to be a spa, but visitors and permanent residents were still attracted to the area due to the continuing pollution of London.

From the 1860s, there was an increase in the rate of building, partly due to the establishment of railway stations and partly due to restrictions being lifted from Sir Thomas Maryon Wilson's will, after his son's death in 1869. The release of the constraints of the will meant that Hampstead's central demesne area was opened up for development and development also occurred on the edges of Hampstead, on the copyhold estates. It has been estimated that 69 per cent of buildings were constructed in Hampstead between 1870 and 1916. By 1911, there were 11,976 dwellings.

The majority of the nineteenth and early twentieth century houses were a mixture of architect design and builders' vernacular. A number of renowned architects designed houses in the area: Ewan Christian; Richard Norman Shaw; C.F.A. Voysey; Basil Champneys and Reginald Blomfield. There were also substantial numbers of builders in the area, who worked from pattern books on a small scale. Despite the many different builders, there was an impression of homogeneity that was governed by the 'style of the time', from the Gothic and Queen-Anne designs of the central and north parts, to the stuccoed, Italianate houses to the south of the parish.

Hampstead was particularly popular with artists and writers, the latter visiting or settling in Hampstead since approximately the early eighteenth century. Writers and artists were often young and radical, however, there were also a number of staid and celebrated people, such as Joanna Baillie, George Romney and Longman publishers. It was, though, Constable and Leigh Hunt, together with his circle of poets, who established Hampstead's standing as an intellectual centre.

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT OF HAMPSTEAD

However, Hampstead town had a high proportion of families in poverty, in c. 1890 despite the clearance of the worst slums, with the clearances also leading to large numbers of people moving out of the area. There was also an increase in the number of purpose-built flats, as well as the division of houses into lodging houses, bed-sitting rooms or flats. A trend, that intensified after WWI, was for further separate households and smaller families, so that the population only grew by 4 per cent between 1911 and 1931, but there was a 27 per cent increase in the number of households. The majority of residents rented their homes and often moved after the expiration of the short leases. After the First World War, whilst there was a decline in the general economic and social level of Hampstead, there was only 1.4 per cent of real poverty within Hampstead in 1930, the lowest of any London borough.

A large number of houses were either destroyed or damaged during the Second World War; due to neglect, there was a deterioration of some buildings into the 1950s. This decade and the following saw substantial changes to the area, many of the Church Commissioners freeholds were sold off in 1951, the number of bed-sitting rooms multiplied, with nearly half of all dwellings privately rented by 1961, and one-third of the population left every year. The metropolitan borough of Hampstead was one of the first to construct houses or flats, albeit on a modest scale. However, later blocks of flats have transformed a good deal of Hampstead, in particular the parts to the south and west.

Hampstead town, however, survived the war and retained its old buildings, even through the transformation of other parts of the area. During the 1960s and 1970s, there was increasing rehabilitation of the Victorian houses in Hampstead town and then in the neighbouring area. By the end of the 1980s, Hampstead property was expensive, with residents including prominent arts and popular entertainment figures.

3.2 HISTORICAL MAP REGRESSION

The 1870 OS map, figure 4, shows the Site as undeveloped and occupying an open plot of land, extending at its norther edge over a planted boundary onto heathland. The surrounding land is predominantly open and divided into irregularly shaped plots defined by planted boundaries. West Heath Road is shown close to its current position, although the heath spreads to the southern side of the road at this time. There are no houses along West Heath Road, to the east of the Site; to its south-west, beyond a track and planted plot boundary, appears to be a large house with formal gardens, several ancillary buildings and possibly a farm. Approximately 120m north of the Site, *Childshill Well* is marked. The boundary between what is now the London Borough of Camden (east of the dashed line) and Barnet (to the west) is shown immediately west of the Site, along the western side of what is now Platt's Lane.

The 1896 OS map, figure 5, illustrates the heathland south of West Heath Road as claimed for development. There are a number of detached houses in large plots having been built near the Site, which remains as an irregular, large, mostly undeveloped piece of land. Opposite its north-west curve, *Sunnyfield*, a large house with several ancillary buildings to its north, has been constructed. Beyond Sunnyfield to its north and west are other, slightly smaller detached houses. To the east of the Site, there are four detached houses in smaller, although still substantial plots. The large group of buildings to the south-west of the Site is labelled *Child's Hill House*. Childs Hill is a name still remembered to the west of the Site, mostly in the London Borough of Finchley. A track which looped around the east and south of the Site has disappeared and a new road has been constructed leading south (Redington Road).

In figure 6, OS map of 1915, significant development can be seen to have taken place in the preceding two decades, although the Site and the larger plot it sits in are still shown as being empty. Further substantial detached houses have been built to the east of the Site, continuing the development along the east side of Redington Road. Where *Child's Hill House* stood, to the south-west of the Site, there is now a development of eight relatively small houses in narrow plots fronting Platt's Lane. Behind these houses is *Phyllis Court*, a large detached building, set back from Rosecroft Avenue. South of Rosecroft Avenue there is a new development of substantial semi-detached houses around Hollycroft Avenue. To the north-west of the Site, the few, large, detached houses remain with little subsequent development in this area.

The 1953 OS map, figure 7, illustrates that *Sarum Chase* has been constructed, with its plot boundary established in line with the current Site boundary. constructed, with its plot boundary established in line with the current Site boundary. The house faces north-north-east onto West

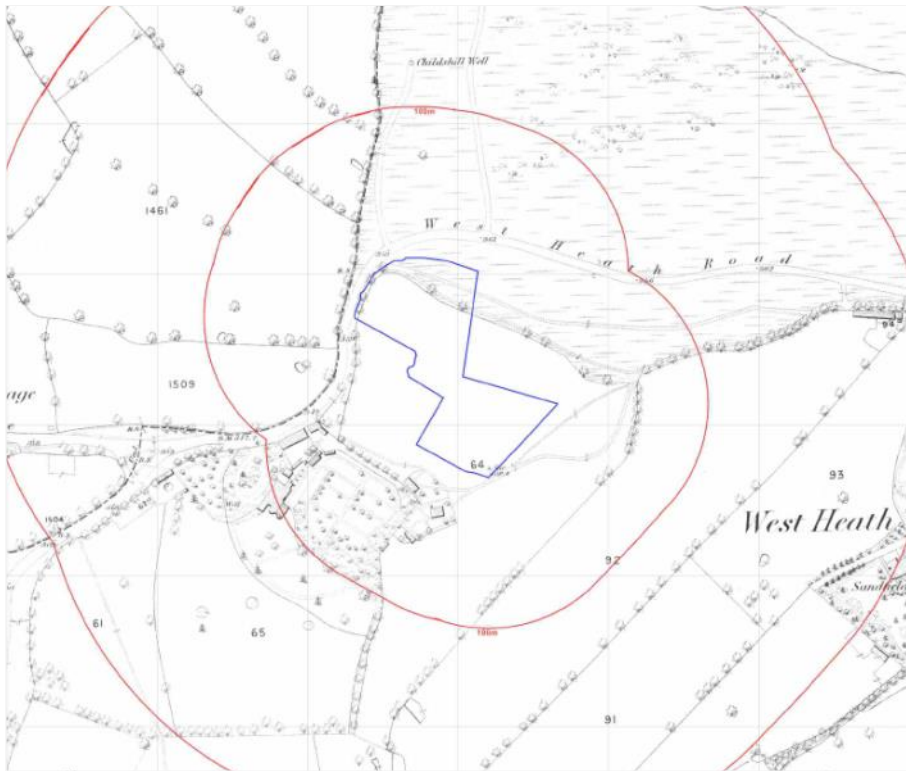


Figure 4: 1870 OS map

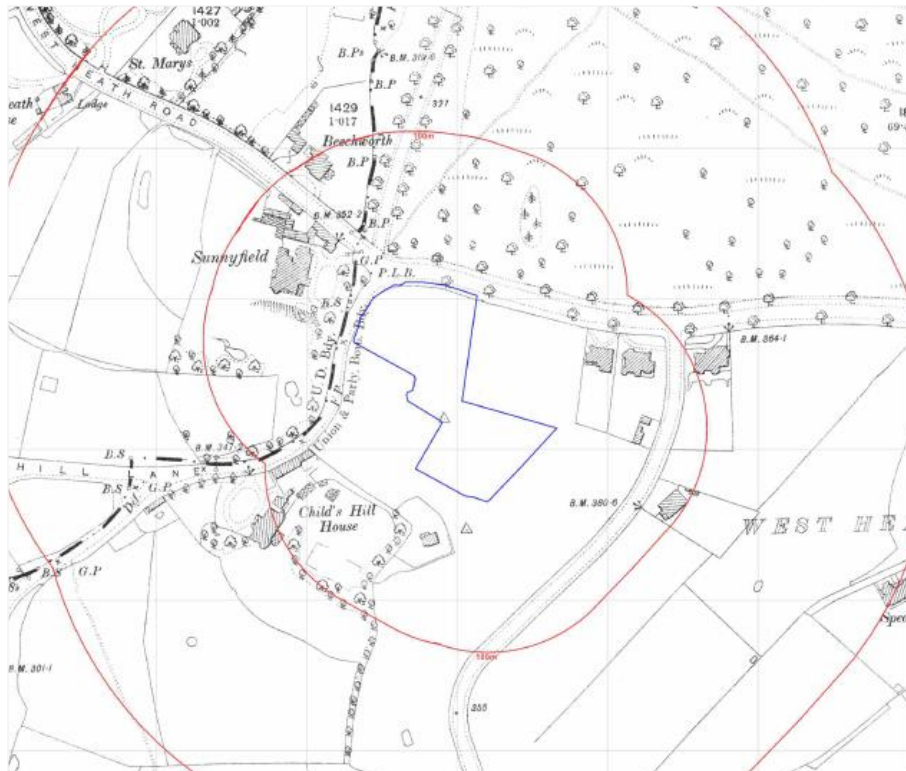


Figure 5: 1896 OS map

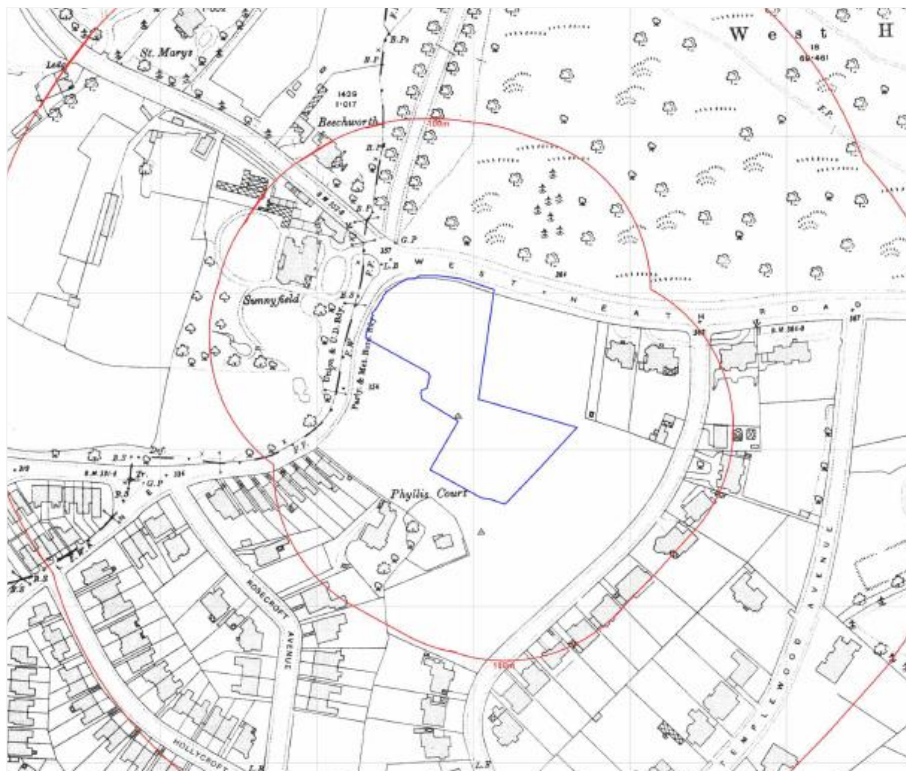


Figure 6: 1915 OS map



Figure 7: 1953 OS map

3.2 HISTORICAL MAP PROGRESSION

Heath Road and the Heath beyond. A crescent drive has been constructed in front of the house with entrances onto West Heath Road and, at the most prominent position on the road, at the curved junction of West Heath Road with Platt's Lane. In addition, there appears to be a stepped pedestrian route from the northern end of Platt's Lane. The plan of Sarum Chase is irregular in form, with a curved recess in the western end of its front edge, with a platform and crescent steps, presumably leading up to the front door. The eastern edge of the house consists of two projecting, square-plan bays. The rear of the house is largely straight, with a narrow, recessed platform in the centre and projecting bay to its west. In the back garden, at the south of the Site, are several small structures. Phyllis Court's plot to the south has expanded to meet the Site's southern boundary. The development of detached houses to the south-west of the Site has been extended further north to meet its western boundary. The development of larger detached houses to the east of the Site has also been extended at its western edge and three houses meet the Site's eastern boundary. Similar houses have also been built further south, on the west side of Redington Road. Some alterations have been undertaken at Sunnymead (now labelled *Convent of Our Lady of the Cenacle*), opposite the north-west corner of the Site. A new detached house has been built to the north-west of the convent, as well as a development of detached houses to its south-west.

In the 1969 map, 8, no changes appear to have been made to the plan of Sarum Chase or its plot. The convent opposite the north-west of the Site is now shown as a blank plot, although it is possible this is a gap in the mapping, by the early 1970s new houses had been built on its plot and therefore it is likely that the late nineteenth century house had been demolished by 1969. Detached houses in large plots have been built to the north of the Site on the new Beechworth Close, backing onto the western edge of the Heath.

Figure 9, shows the 1979 OS map, where the only apparent change to the plan of Sarum Chase is that the crescent steps to the front door are not shown. The plot opposite the north-west of the Site, which used to hold the large Sunnyfield house (and subsequently the convent), has been redeveloped, with several detached houses facing Platt's Lane and the new Cenacle Close behind.

In the 1991 OS map, figure 10, there do not appear to have been any further alterations to Sarum Chase or its plot. Since the redevelopment of Sunnyfield, the surrounding land has been fully developed, mostly occupied by large detached houses set back slightly from the plot frontages. Sarum Chase has a significantly larger plot than any other house in the area except Phyllis Court to its south.



Figure 8: 1969 OS map



Figure 9: 1979 OS map

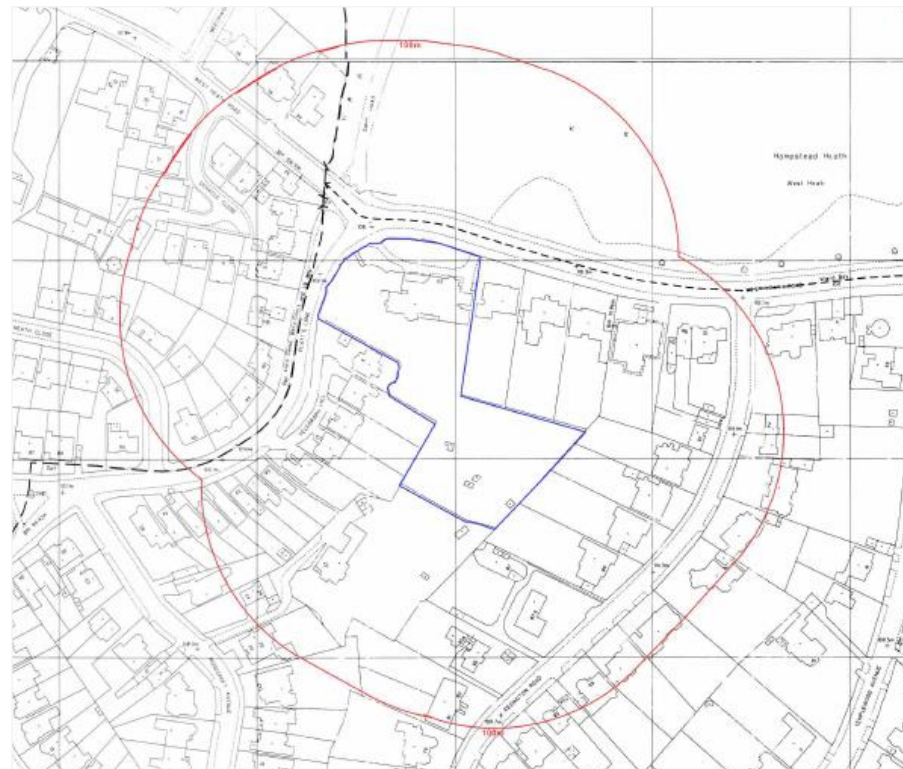


Figure 10: 1991 OS map

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 REDDINGTON AND FROGNAL CONSERVATION AREA

The Redington Frognal Conservation Area (RFCA) was designated in June 1985 and extended in February 1988 and June 1992. In February 2001, as a result of the re-assessment of the Fitzjohns/Netherhall Conservation Area (FNCA), a section of the RFCA Conservation Area was transferred to the FNCA. The RFCA was described as “an exceptional example of consistently distinguished Victorian and Edwardian architecture” in the original designation report to the London Borough of Camden’s Planning and Communications Committee. The area is also known for its green environment and peaceful ambiance. The RFCA has been divided into eight sub-areas, of which the Site sits in sub-area 4: Redington Road and Templewood Avenue.

The section that now comprises the RFCA was previously undeveloped fields which separated Hampstead Village/Frognal Lane to the east from the West End, to the west, until the 1870s. Three roads, that either bind or are within the CA today, had been established as tracks or country lanes by the mid eighteenth century. A route that generally followed the boundary between the open heath and the enclosed fields to the north-western edge of the FRCA has also been established and this became known as West Heath Road. To the latter part of the eighteenth century, what is known as Telegraph Hill today was previously a military telegraph station, established towards the northern end of Duval’s Lane. Prior to this, it was the Site of Child’s Hill House, which was demolished in 1904. Finchley Road was constructed in the 1830s and forms the south-western boundary of the FRCA.

The Maryon Wilson family owned most of the FRCA land by the middle of the nineteenth century, farming it from the Manor Farm, Frognal, located at the north-west of the junction between Frognal and Frognal Lane; it was relocated to the south-west side in c.1780. Henry Weech Burgess, Thomas Pell Platt and John Teil also owned modest sections of land in the area. It was the Maryon Wilson family, though, who had the greatest influence on the form, pattern and shape of the area; in particular, if Sir Thomas Maryon Wilson had not begun his long, unsuccessful endeavours to develop his Hampstead Heath landholding, the development of Frognal/Redington could have started in the first part of the nineteenth century and the form and style of development would have been decidedly different. After the death of Sir Thomas Maryon Wilson, his brother John sold the land in 1872, to the Metropolitan Board of Works. Other landowners were given very strong financial incentives to either develop or sell their landholdings. At this time, Belsize Park had been mostly developed and Hampstead Heath was now protected from any development, therefore it was the remaining slopes at Hampstead that became the site of further residential expansion.



Figure 11: Church of St. Luke (Grade II*) in Kidderpore Avenue



Figure 12: View west along West Heath Road, from its junction with Redington Road.

From the 1870s onwards, major development took place in the area, concentrated to the southern and north-western sections of what is now the FRCA. A large swathe of the Conservation Area is due to the Charles Quennell (architect) and George Washington (builder/developer) partnership. Between them, they produced approximately one hundred houses over 16 years in the northern section of the FRCA. Quennell’s style ranged from formal Neo-Georgian to restrained Arts and Crafts and he employed a mixture of rich red/soft orange bricks, clay roof tiles, occasional use of render and tile hanging, gables and bay/dormer windows.

Sub-area 4: Redington Road and Templewood Avenue

This area comprises the above roads as well as West Heath Road, Redington Gardens and Templewood Gardens. Some of the larger houses are within this sub-area, many set within generous and mature landscapes. Due to the period of time over which it developed, a variety of architectural styles can be found here and within the grounds of a number of adjoining properties, there are some examples of modest mid to late twentieth century houses and flats. However, the majority of Templewood Avenue and parts of Redington Road are consistent in both character and appearance.

The Site sits within the southern side of West Heath Road, between the eastern end of Platt’s Lane and Templewood Avenue; this section also forms the northern-most boundary to the Conservation Area as a whole. To the south of West Heath Road, there are unique, large, detached houses that overlook the Heath. Styles range from the 1890s to the 1980s and include neo-Tudor, neo-Georgian, late-Victorian and Edwardian. This stretch of houses forms an edge to the Heath as well as reflecting the character of the streets to its south and west.

4.2 STATUTORILY LISTED BUILDING — SARUM CHASE (GRADE II)

History

Sarum Chase was commissioned by Sir Francis (Frank) Owen Salisbury, RA the renowned artist, who specialised in portraits, large compositions of ceremonial and historical events, stained glass painting and book illustration. He exhibited 70 times at the Royal Academy and was elected Master of the Worshipful Company of Glaziers and Painters of Glass in 1933. Salisbury painted twenty-five members of the House of Windsor and was the first artist to paint Queen Elizabeth II, and also painted a large number of other well known figures, many of whom came to Sarum Chase.

The artist was born in Harpenden and gained a scholarship to the Royal Academy. Having married and set up his first studio in Harpenden, the family moved to a larger home and studio in the same area, Red Gables, designed by the artist and his architect brother, Eustace. In 1931, the removal of trees and construction of a sixty foot high house, in proximity to Red Gables, ruined the artist's 'light ' and eventually prompted him to seek a site for the construction of a new house. Having been advised of an appropriate location in Hampstead, he requested Sir Giles Scott to build the house, but Scott was unable to undertake the commission, due to his work on the Cambridge Library and Liverpool Cathedral. However, Eustace's son, Vyvyan, also an architect, provided impressive sketches for a house and Salisbury decided to use his design.

His wife cut the first sod and the site was cleared in September 1932. Salisbury requested that the work be carried out in an 'American style'. Indeed, the scholar and architectural historian Nikolaus Pevsner described the house as "the most flamboyant contribution of between the wars.....unashamed Hollywood Tudor." Salisbury followed the work closely, arriving at the site every morning to watch progress. The house advanced rapidly, with the roof completed by the end of March 1933 and the frescoes fixed on the walls by June; the family moved in, in July 1933.

The house was bequeathed in trust to the British Council of Churches, to whom it passed in 1962, upon Salisbury's death, however, the Council sold the dwelling and auctioned its contents. It was subsequently in use as a school, between the mid-seventies and 1985. In 2004, the house was sold and returned to use as a private residence.

Design

Sarum Chase is two storeys with attics and constructed of brown brick with stone dressings. Salisbury's autobiography states "*We searched England for a beautiful two-inch facing brick...(that)...we found ...at a kiln in Sussex which was closing down for want of orders.*" Salisbury requested one hundred thousand bricks and "*the good newsgave a new lease of life to*



Figure 13: Front (north) elevation of Sarum Chase.



Figure 14: Rear (south) elevation of Sarum Chase

(the brickmaker) and to his business."

The front elevation is irregular, with the range to the left of the main entrance in a black and white timber framed Tudor style and the whole fashioned in an elaborate Tudor pastiche. The roofs are hipped, slated with dormers and there are Tudor chimneys in brick, with gargoyles. The projecting gabled entrance bay is asymmetrically set and has a projecting ground floor porch encompassed by curved walls with mullion windows; this arrangement provides a shallow forecourt. There is a 4-centred arch entrance which is flanked by vertically set windows; the doors are double heavy timber. Over the doorway a plaque is inscribed "Strength, Beauty, Valour". Above the porch, there is a tall mullion oriel window.

To the left of the main entrance at ground floor level, there is an 8-light projecting transom and mullion window, to the left of this there is projecting brickwork with a 5-light oriel window at full height. To the first floor, there are two timber-framed, gabled dormers and a range of lights all possessing leaded diamond panes, with the whole overhanging the first floor. To the right of the main entrance, at the first floor level, there is a gable with a small oriel and penthouse roof. Various windows have stained glass.

In the grounds to the east of the house, the gates, railings and wall are also Grade II listed. The gates are wrought-iron, with a design that includes rabbits and porcupines; they are set between stone columns, linked to brick piers by railings, also of wrought-iron. The railings continue to the right on a wall and meet two further brick piers.

Sarum Chase underwent alterations in 1963 and some extensive alterations in 2005 and 2009. It was listed Grade II in 1974.

Grounds

Salisbury considered the grounds to be as important as the house and he had the rear gardens landscaped in the form of terraces that radiated from the centre of the rear building, that is the drawing room doors, seen in figure 14. There were sloping lawns, sculptures, rising steps, a fountain as well as extensive vegetation and flower planting.

There have been alterations and additions to the grounds, recently in 2010, consent was granted for the construction of a new outdoor pool, tennis court and summer house to the rear garden area.

Aesthetic value

Sarum Chase has undergone a number of alterations, however its original plan can still be read and a great deal of its original fabric is still intact. In

4.2 STATUTORITY LISTED BUILDING — SARUM CHASE (GRADE II)

particular, its American and Tudor style design is definitely original.

Communal value

This is a private property and as such would not have had any communal value. However, a large number of art works by its original owner, Sir Francis (Frank) Owen Salisbury, were undertaken here, of which numerous copies are in the public domain.

Evidential value

Sarum Chase has evidential value, including its historic fabric and evidence which helps us to understand its construction.

Historical value

The mansion was constructed in 1932/33, however, its fabric has historical value and there is also historical value due to Sir Francis (Frank) Owen Salisbury overseeing the design/construction of the building and that he lived here, whilst producing various works of art between 1933 to 1962.

Significance

The heritage significance of the house lies in the architectural and historical special interest of its fabric and form, the design and construction of which was overseen by its owner, Sir Francis (Frank) Owen Salisbury. Sarum Chase is also significant due to the house being the residence of Sir Francis, who, whilst living here, produced extensive and important works of art. The most significant sections of the building are the rooms that were previously his former studio, working studio, gallery and picture gallery.

Setting

Sarum Chase is set within its own substantial grounds, comprising landscaped gardens with various ornamental features, outdoor pool, tennis court, summerhouse and significant vegetation; the whole is bounded by high walling, topped by railings. Its extended setting consists of the West Heath Road to north, beyond which lies the West Heath of Hampstead Heath, residences to south and east and Platt's Lane to west, beyond which lie further residences.



Figure 15: Rear south-east elevation of Sarum Chase. There have been alterations to this section of the house.



Figure 16: View of the east elevations of the garage and plant room. There have been alterations to these rooms as evidenced in comparison with the original plans, Section AA, figure 24, page 21.



Figure 17: This section of the house, to the east is a new extension

4.2 STATUTORITY LISTED BUILDING — SARUM CHASE, ORIGINAL DRAWINGS

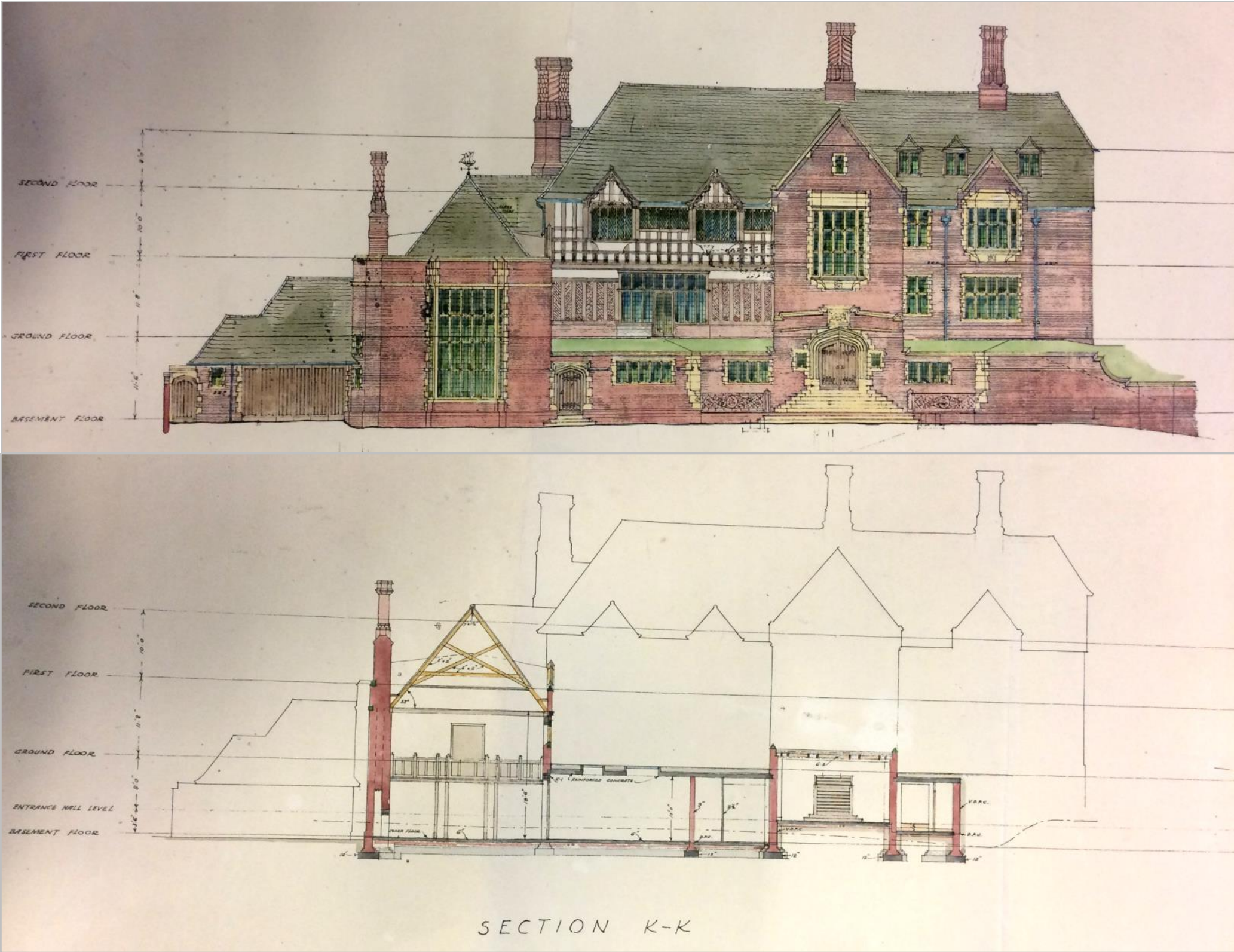


Figure 18:
Sarum Chase north elevation

Figure 19:
Sarum Chase north elevation section

4.2 STATUTORITY LISTED BUILDING — SARUM CHASE, ORIGINAL DRAWINGS



Figure 20:
Sarum Chase south elevation

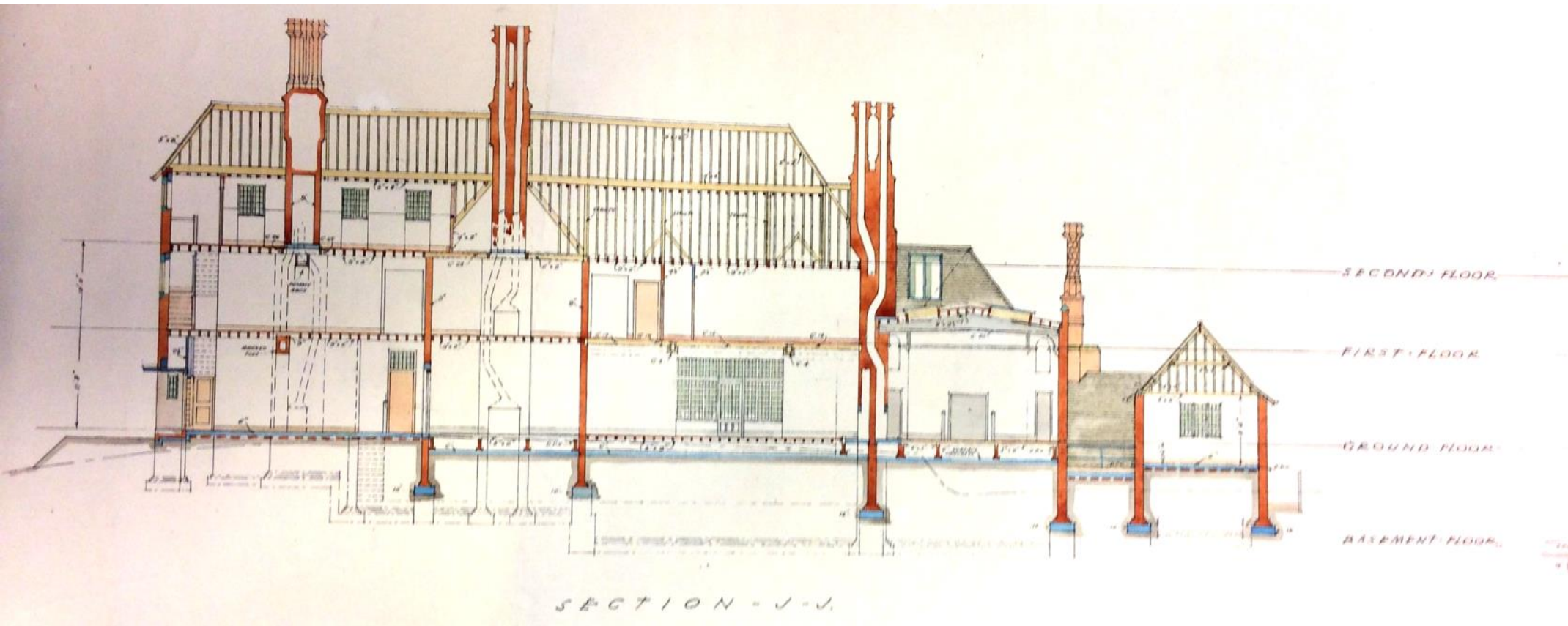


Figure 21:
Sarum Chase south elevation section

4.2 STATUTORITY LISTED BUILDING — SARUM CHASE, ORIGINAL DRAWINGS

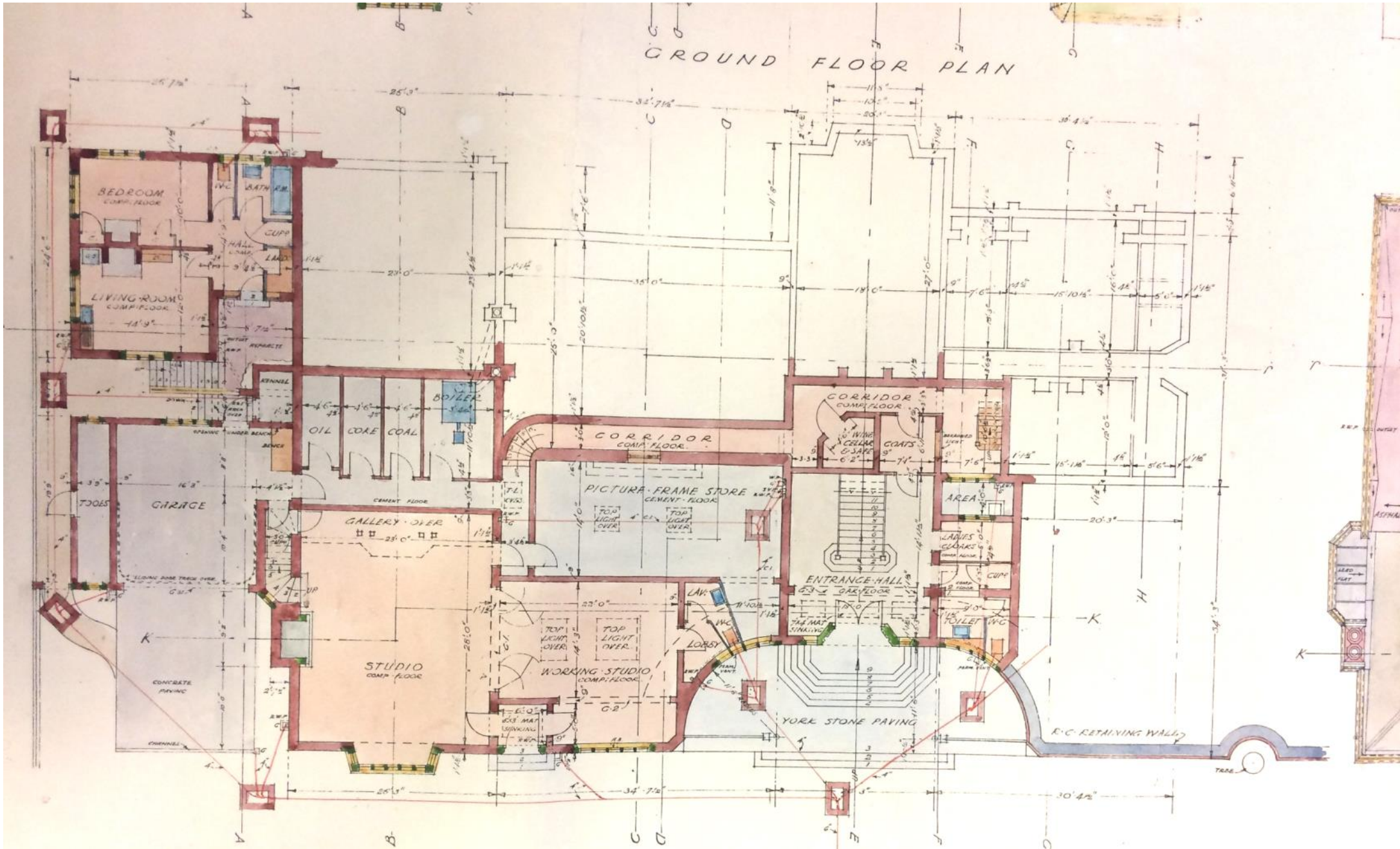
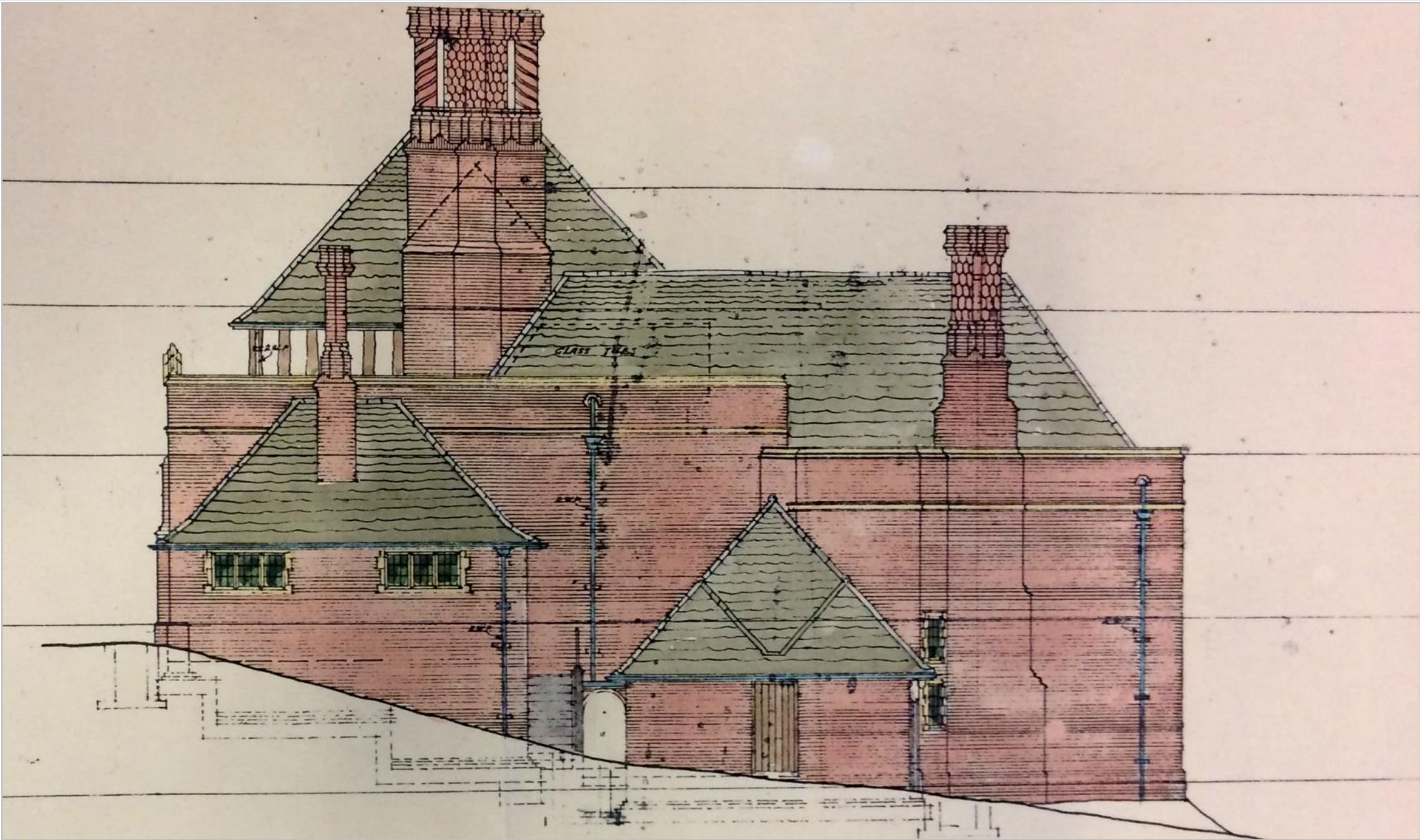


Figure 22: Ground Floor Plan
This is sometimes referred to as the basement floor in the architect's drawings.

4.2 STATUTORITY LISTED BUILDING — SARUM CHASE, ORIGINAL DRAWINGS

Figure 23:
East elevation



4.2 STATUTORITY LISTED BUILDING — SARUM CHASE, ORIGINAL DRAWINGS

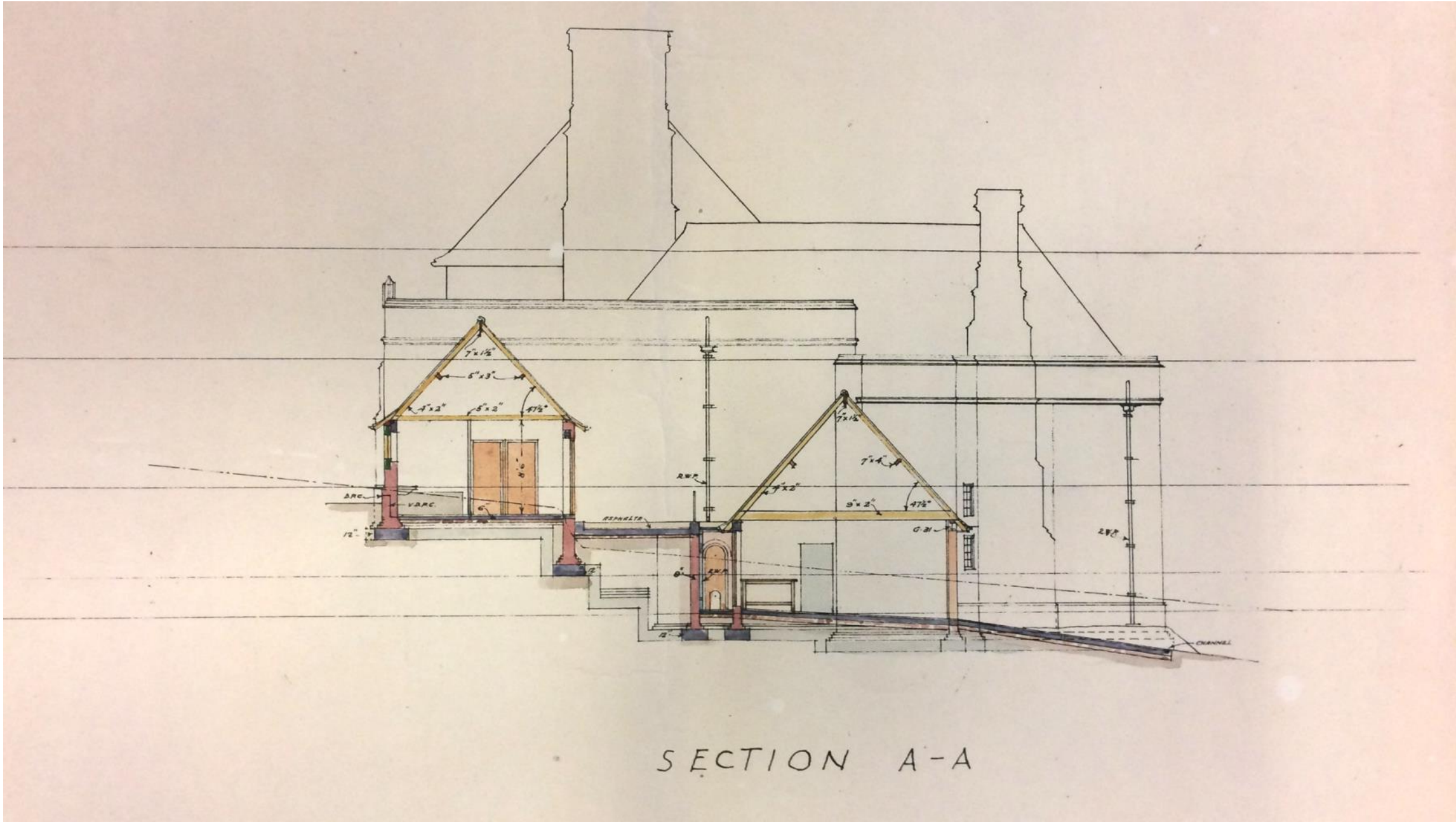


Figure 24:
East elevation Section

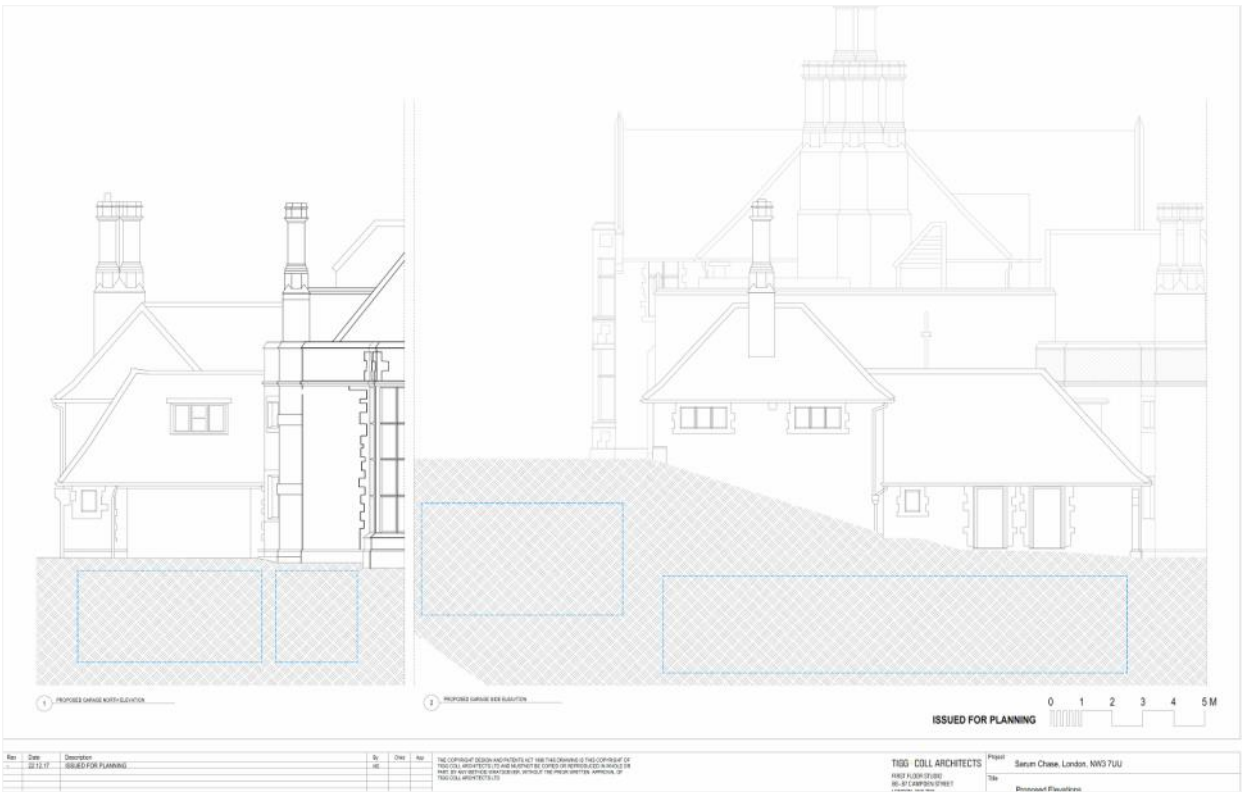
5.1 DEVELOPMENT PROPOSALS

The proposals consist of the following and are illustrated in figures 25-34, pages 22-30.

- The excavation of a new basement beneath the existing garage/plant rooms in order to provide additional ancillary staff quarters and utility space to the main house;
- Partial excavation beneath the main house in order to provide access;
- A subterranean extension beneath the rear garden in order to create a games room. This would sit at a higher level than the basement beneath the garage;
- The installation of a light-well with metal grille to the rear of the plantroom/proposed storeplant.

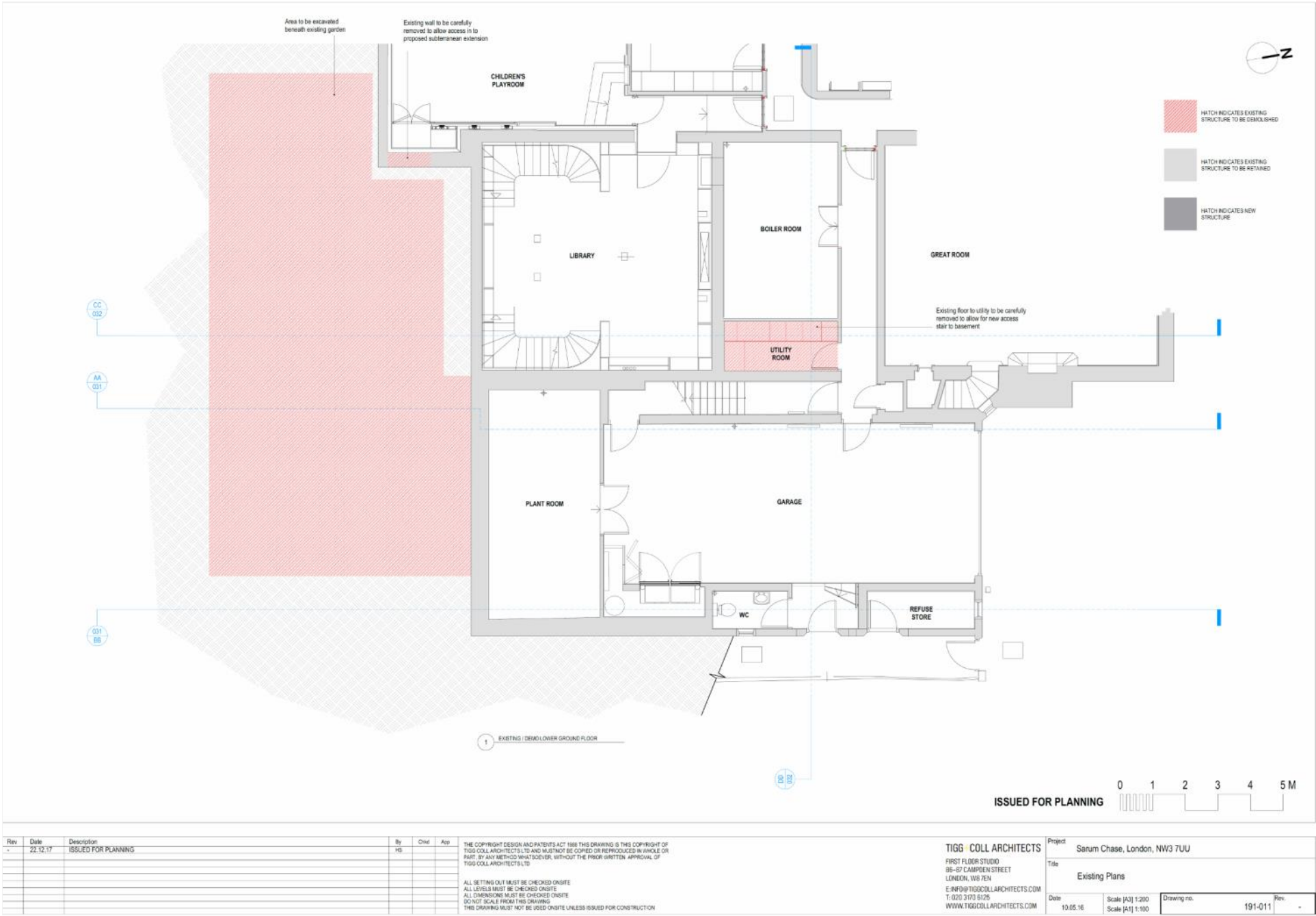


Figures 25 and 26:
Drawing numbers:191-021 and 191-201



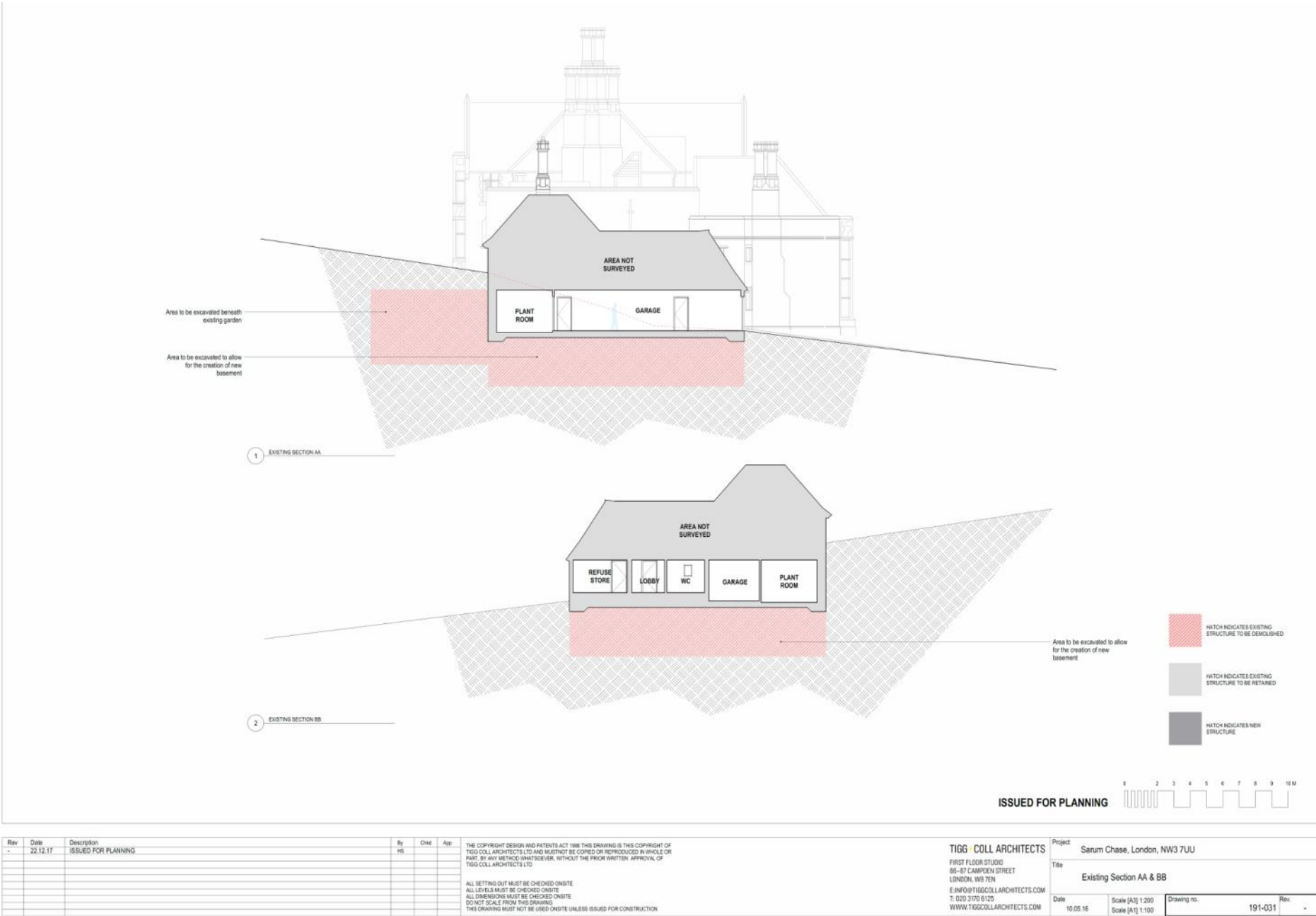
5.1 DEVELOPMENT PROPOSALS

Figure 27: Drawing number 191-011



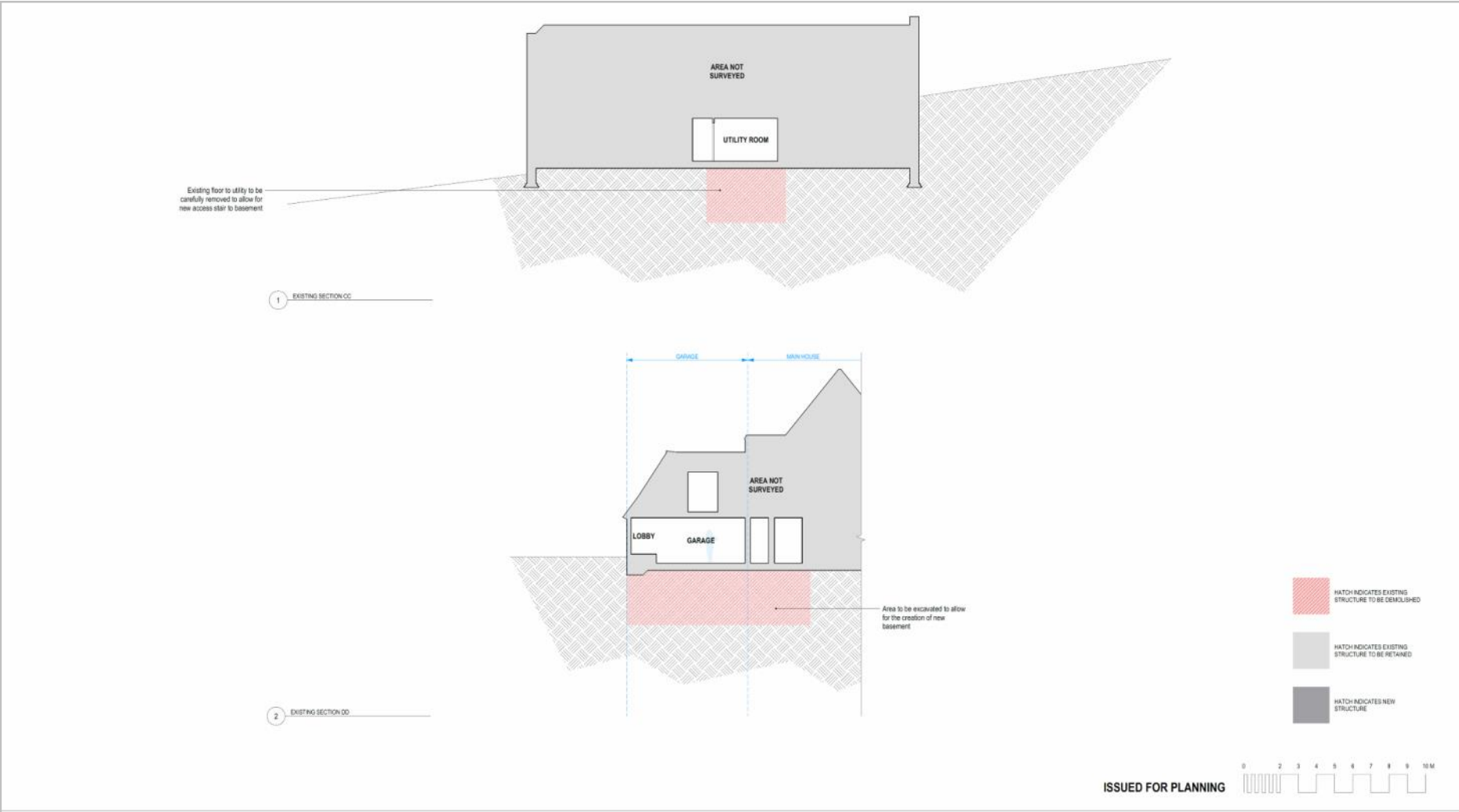
5.1 DEVELOPMENT PROPOSALS

Figure 28: Drawing number 191-031



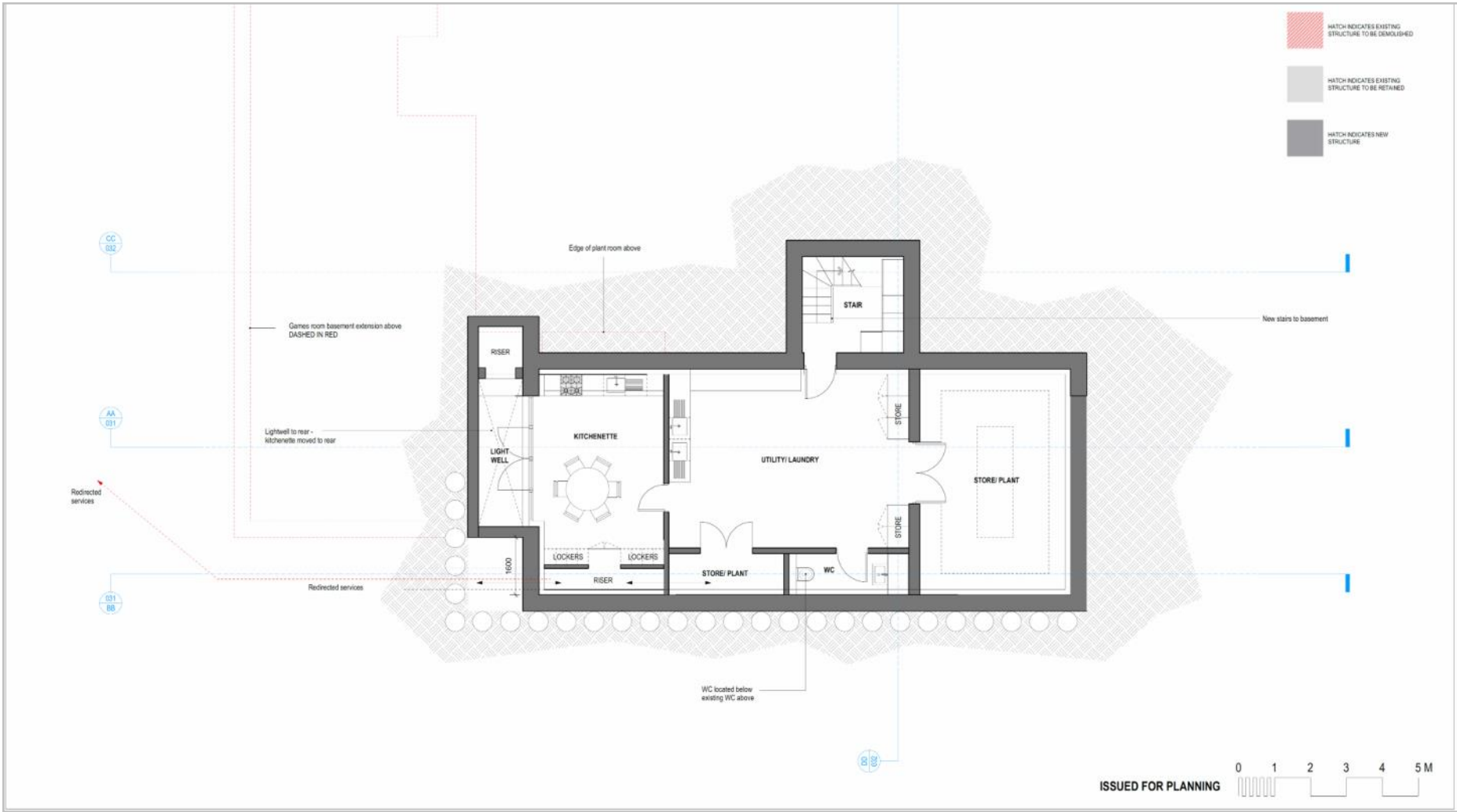
5.1 DEVELOPMENT PROPOSALS

Figure 29: Drawing number 191– 032



5.1 DEVELOPMENT PROPOSALS

Figure 30: Drawing number 191-101



5.1 DEVELOPMENT PROPOSALS

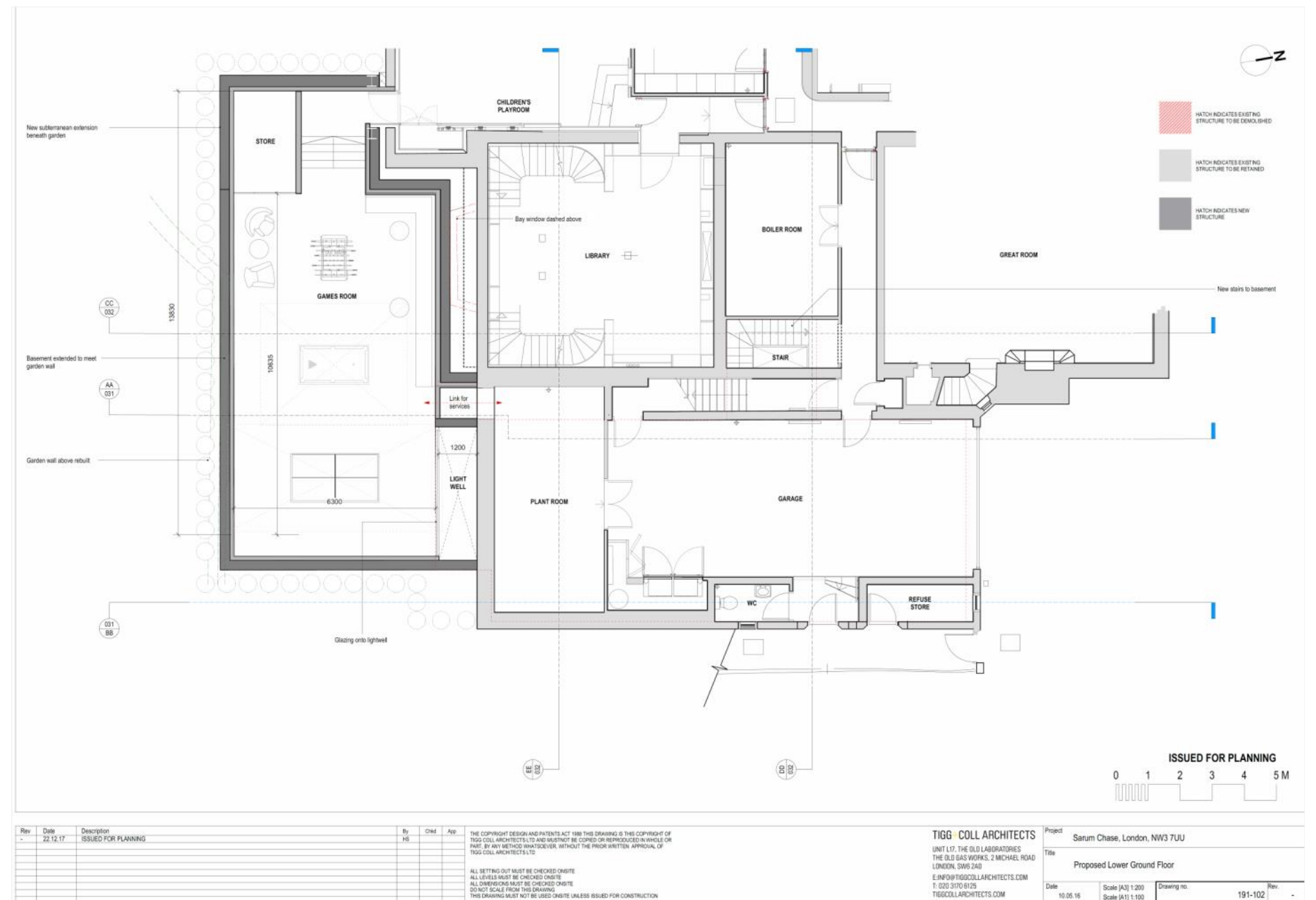
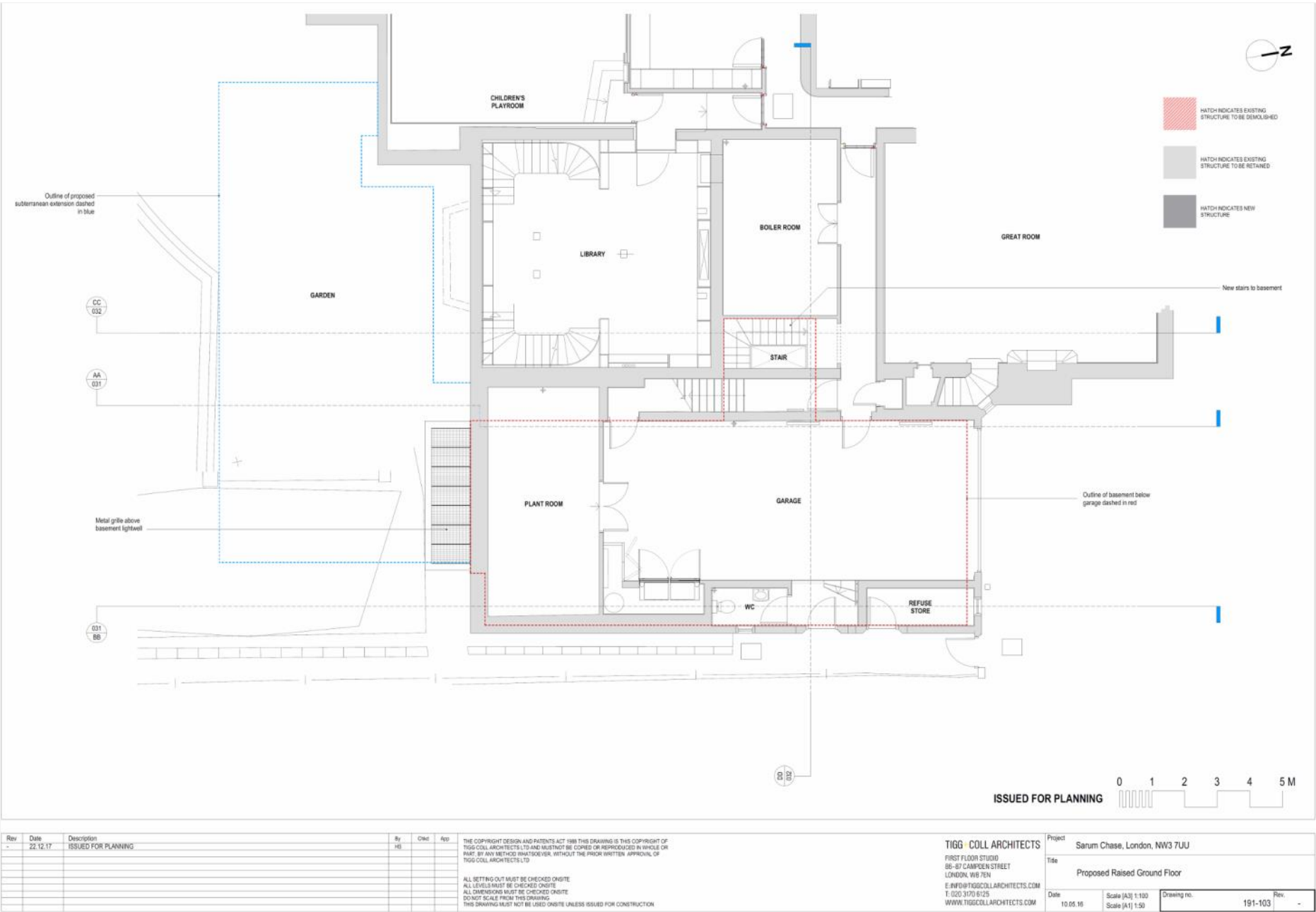


Figure 31: Drawing number 191–102

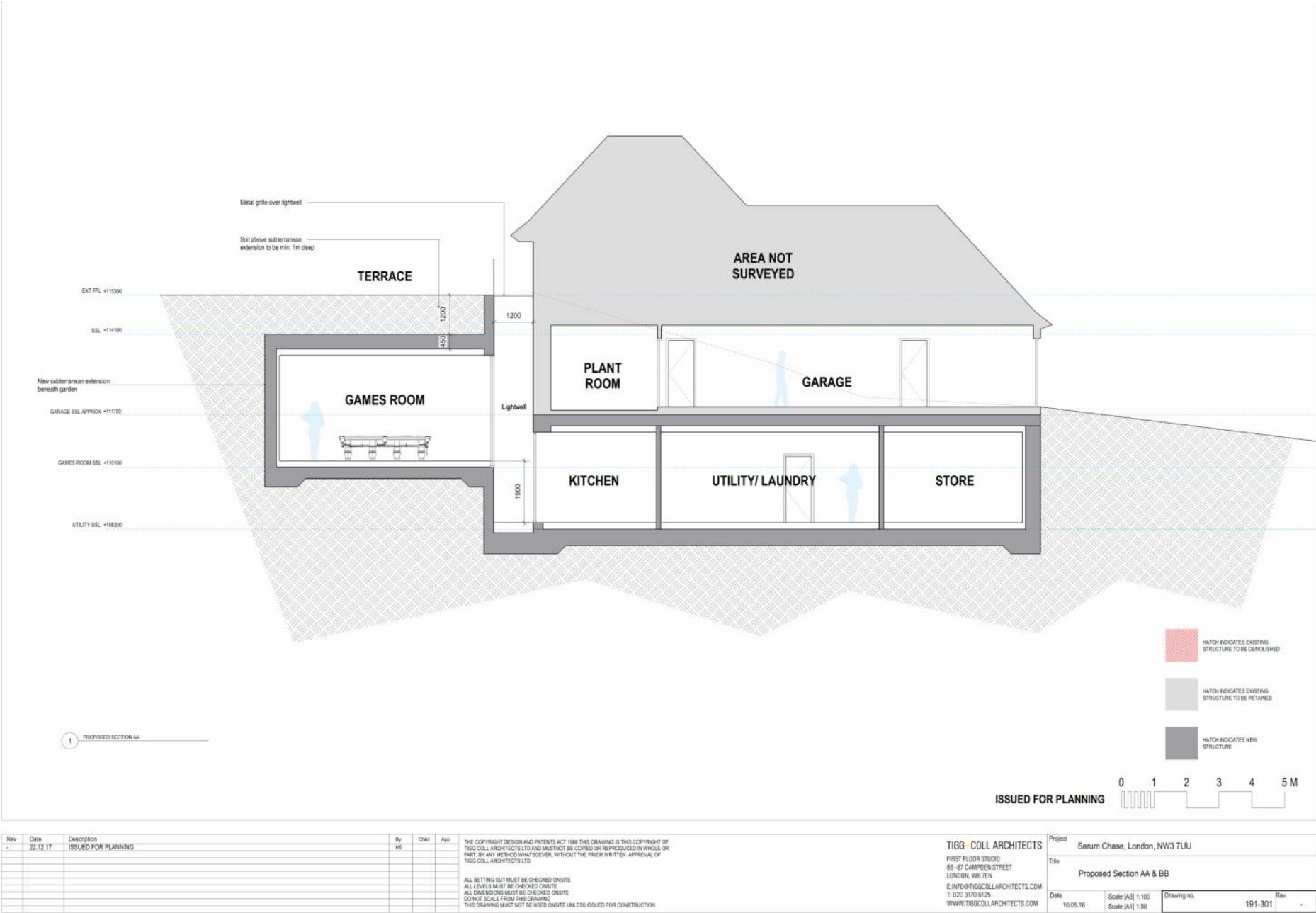
5.1 DEVELOPMENT PROPOSALS

Figure 32: Drawing number 191–103



5.1 DEVELOPMENT PROPOSALS

Figure 33: Drawing number 191– 301



5.1 DEVELOPMENT PROPOSALS

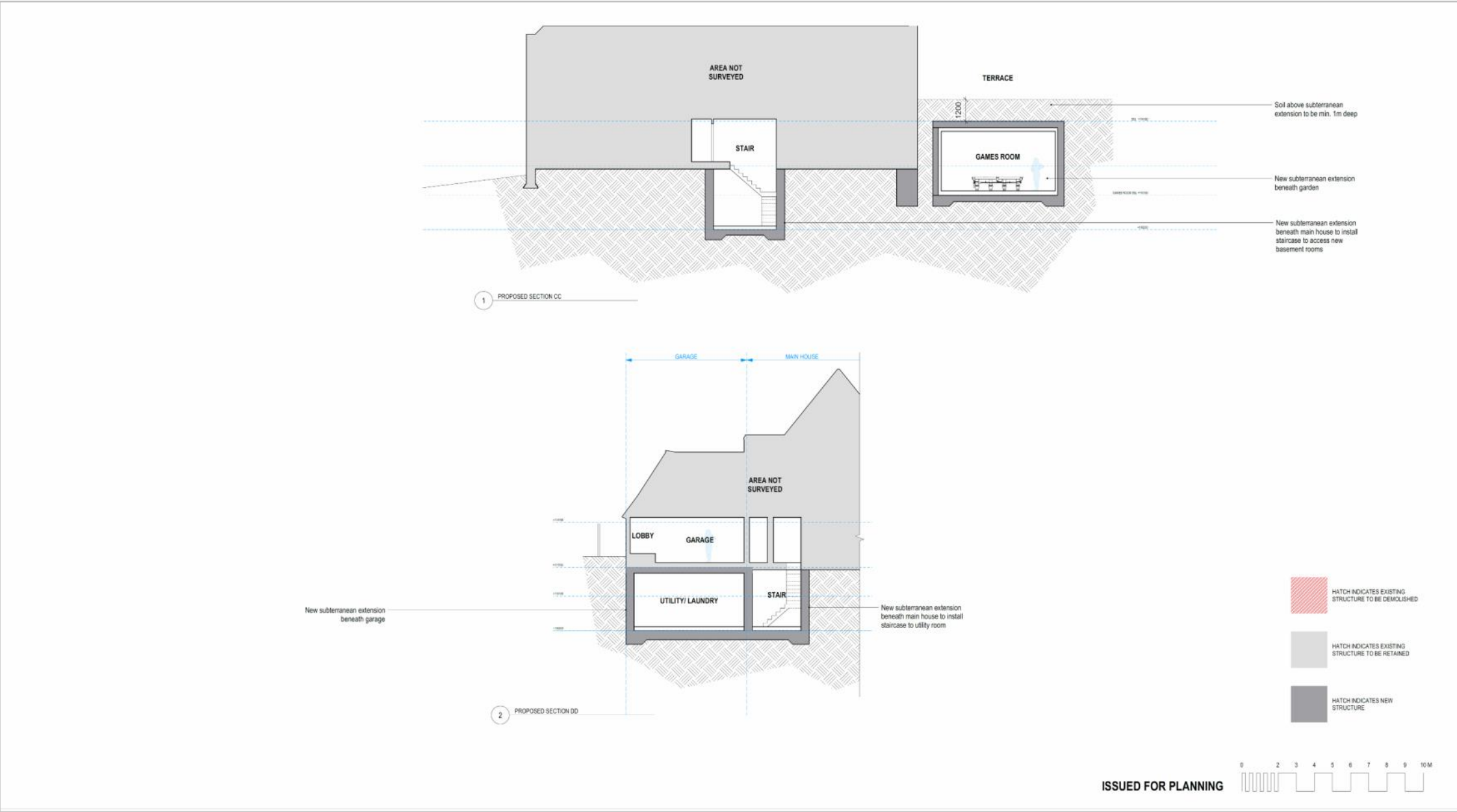


Figure 34: Drawing number 191– 302

5.2 ASSESSMENT OF IMPACT OF PROPOSALS - SARUM CHASE (STRUCTURE)

This assessment will consider the impact of the proposals on Sarum Chase and has referenced the original architect’s drawings of Sarum Chase, as set out on pages 17-21. There are four elements to the proposal; these are set out on page 22 of this document, with the proposal drawings set out on pages 22-30.

Excavation of a new basement beneath the existing garage/plant room

The garage is located to the east of the house and currently consists of a single storey building with a wooden entry door (figure 35, right). The interior of the structure has been fully modernised (figure 37, below right), and the plant room, to the rear of the garage, has been enlarged. The alterations to these rooms is evidenced by the comparison of the extant structures with the original building plans — see Section AA, figure 24, page 21.

The new basement would not physically intervene into the historic fabric of Sarum Chase above ground; in what consists of the foundations below the garage and plant room, there would be a degree of impact, although great care would be taken in respect of any existing/remaining historic fabric. Regarding this area, it is important to note that underpinning has already taken place here and the foundations have previously undergone substantial change. Furthermore, the garage and plant room are not the most significant sections of the building and, as stated above, there have already been comprehensive alterations to these rooms both above and below ground.

Above ground, the current structural integrity, and layout of these rooms, in addition to the interrelationship, hierarchy and spaces of Sarum Chase overall, would not be harmed by the excavation of a new basement. Below ground, there would be some harm to any remaining historic foundations, however, this harm is considered to be at the lower end of less than substantial, at a negligible level, due to the fact that extensive work has already taken place to the foundations here. Overall, the architectural and historic interest of the house would be preserved and its character would remain intact.

Partial excavation beneath the main house (utility room) in order to provide access

The utility room is located within the main house, to its east, and adjacent to the boiler room. Historically, the utility room was in use for storing oil. The room has been fully modernised as illustrated in figure 36, right.

The floor of the utility room is to be removed in order to allow for access to the proposed basement. Great care would be taken in respect of any existing historic fabric at floor level, however, this physical intervention would cause some harm both above and below ground. Both above and



Figure 35 (above): the proposed basement extension is to be located beneath the garage, which sits to the east of the house.

Figure 37: (below): the current interior of the garage illustrating the modernisation that this room has already undergone.

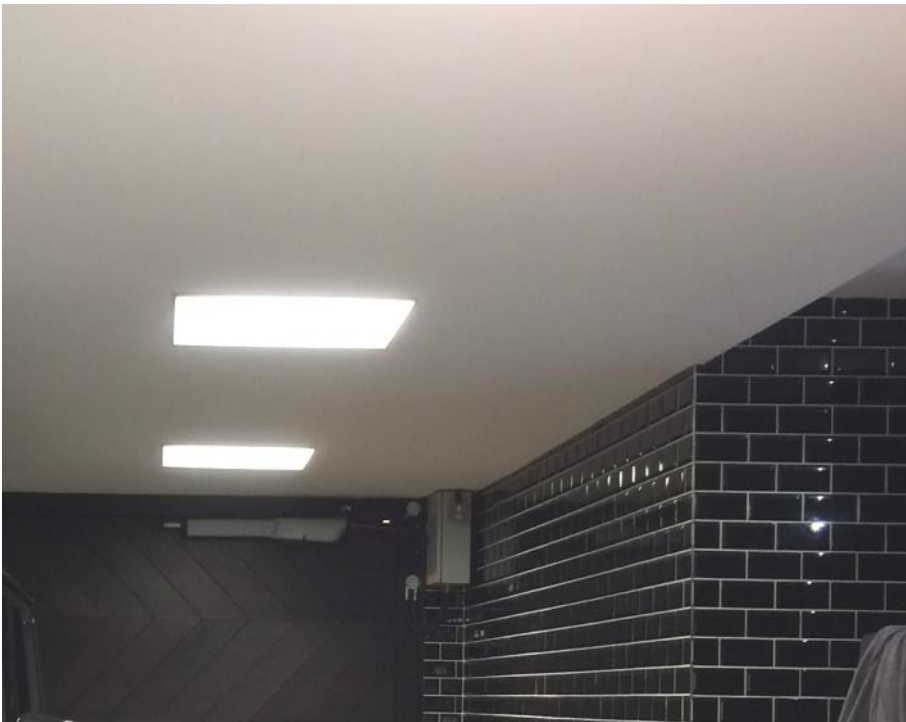


Figure 36 (above): the utility room has undergone significant change from its previous usage as an oil storage facility.

Figure 38: (below): the proposed location for the subterranean extension and light-well,



5.2 ASSESSMENT OF IMPACT OF PROPOSALS - SARUM CHASE (STRUCTURE)

below ground this is considered to be at the lower end of less than substantial, at a negligible level, due to the facts that the utility room is not a significant section of Sarum Chase and, as previously stated above, this room has already been comprehensively altered.

Alterations to this area would not affect the structural integrity and layout, nor the interrelationship and hierarchy of spaces of Sarum Chase overall. The architectural and historic interest of the house would be preserved and its character would remain intact.

Subterranean extension beneath the rear garden

This subterranean extension is proposed beneath a section of the rear garden that lies to the south-east of the property, as illustrated in figures 31, p.27 and figure 38, p.31.

The extension would not physically intervene into the historic fabric of the building above ground; in respect of the garden, this particular section does not form part of the original rear terraces and is considered a less significant part of the overall layout of the garden. Furthermore, the extension would not be visible at ground level.

In regard to any historic fabric below ground, that may be encountered in proximity to the building, there would be a degree of impact, although great care would be taken in respect of any existing/remaining fabric.

A small section of wall behind a cupboard to the north-west of the children's playroom/library will be carefully removed, in order to allow access to the extension. The children's playroom/library is a new-build basement extension that was granted consent in 2009, therefore the wall itself is modern. There may be some historic foundations behind the wall, however, due to the construction of the playroom/library, work has already taken place in this area.

Overall, the proposed extension would not harm the structural integrity and layout of Sarum Chase, nor the interrelationship, hierarchy and spaces of the building. Any harm caused to foundations is considered to be at the lower end of less than substantial, at a minor/negligible level. Overall, the architectural and historic interest of the house would be preserved and its character would remain intact.

The installation of a light-well with metal grille to the rear of the plantroom/proposed store plant.

The client has taken the Council's pre-application advice into consideration and has decided to locate the light-well to the rear of the plant room/proposed store plant, so that it will have a minimal impact on Sarum

Chase and will not impact upon the Redington and Frognal Conservation Area. The design/treatment details of the proposed grille have not yet been finalised, but as requested in the pre-application report, its size, type and treatment will be carefully considered and it will probably consist of a lightweight type, with thin steel bars in a shade appropriate to the brickwork of the listed building.

In regard to any historic fabric below ground that may be encountered in proximity to the building, there would be a degree of impact, although great care would be taken in respect of any existing/remaining fabric at this level. Any harm caused to the foundations is considered to be at the lower end of less than substantial, at a negligible level,

This particular section is considered a less significant part of the overall layout of Sarum Chase and overall, the proposed light-well would not harm the structural integrity and layout of the building, nor its interrelationship, hierarchy and spaces. Any harm caused to foundations is considered to be at the lower end of less than substantial, at a minor/negligible level. Overall, the architectural and historic interest of the house would be preserved and its character would remain intact.

Council policy requests that new light-wells be discreet and it is considered that the proposed location, in conjunction with design requirements being taken into account, will cause minor/negligible harm to the architectural and historic interest of Sarum Chase and will not affect the character and appearance of the Conservation Area.

5.2 ASSESSMENT OF IMPACT OF PROPOSALS - SARUM CHASE (SETTING)

The setting of Sarum Chase may be affected by the Proposed Development, therefore, in order to determine whether there will be any impact, this section will reference the *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (March 2015) (HEGPA3)*. This GPA sets out a 5-step process which assess the potential effects of a Proposed Development on the setting and significance of a heritage asset.

Step 1 — Identification of heritage assets which are likely to be affected by the Proposed Development.

Sarum Chase was identified through reference to Historic England’s National List of Heritage Assets and was assessed in Section 4.2.

Step 2 — Assessment of whether and what contribution the setting makes to the significance of a heritage asset.

The setting of Sarum Chase was outlined in Section 4.2. The original owner considered that the grounds should be considered as important as the house and spent considerable time and money accomplishing this feat. There have, however, been some alterations to the large, landscaped gardens and it is not in its original state, in particular, consent was granted for a number of additions in 2010 and there has been levelling of the garden in proximity to the south, rear, of Sarum Chase and alterations to the front driveways. Nonetheless, the substantial grounds still retain the terraces and other original features, including a number of mature trees. Despite the various changes to the grounds of the house, they continue to make a positive contribution to the significance of Sarum Chase.

The extended setting makes a positive contribution to the house where it consists of the Heath and other large detached structures spread along West Heath Road; however, the nineteenth century roadway is now a much busier thoroughfare and makes a minor negative contribution to the setting of the building.

Step 3 — Assessing the effects of Proposed Development on the significance of a heritage asset.

The proposed new basement beneath the existing garage/plant, the partial excavation beneath the main house adjacent to the children’s playroom/library and the subterranean extension beneath the rear garden would all have a neutral impact on the setting of Sarum Chase.

The installation of a light-well with metal grille to the rear of the building will have a minor/negligible impact on the setting of Sarum Chase only. This is due to the fact that it will be located to the rear of the plant room/proposed store plant and that its size, type and treatment will be carefully considered.

It will probably be of a lightweight type, with thin steel bars in a shade appropriate to the brickwork of the listed building.

Step 4 — Maximising enhancement and reduction of harm on the setting of heritage assets.

The client has already taken measures in order to ensure that there will be minimal impact to the setting of Sarum Chase, by requesting a Heritage Statement in order to fully assess the house and its setting. The design and location of the light-well has been carefully considered and has been assessed as causing a minor/negligible impact only to the setting of Sarum Chase.

Step 5 - The acceptability of proposals.

The degree of harm caused by the light-well to the setting of Sarum Chase is of a minor/negligible level only and the architectural and historic interest of the house and its setting would be preserved and its character would remain intact.

6.0 CONCLUSION

This Heritage Statement has been researched and prepared by CgMs Heritage, part of RPS, on behalf of Mr. Laurence Kirschel, in support of an application for alterations at Sarum Chase. In order to ensure that the Applicant has paid special regard to the preservation or enhancement of Sarum Chase, the house was fully assessed in order to ascertain if there would be any impact on its significance or its setting.

Above ground, the alterations would not physically intervene into the historic fabric of Sarum Chase, apart from the removal of the floor to the utility room. This room has already been significantly altered, and is not a significant section of the building. The proposal will not affect the structural integrity and layout, nor the interrelationship and hierarchy of spaces of Sarum Chase overall; the architectural and historic interest of the house would be preserved and its character would remain intact. Therefore, it is considered that there would only be a minor/negligible degree of harm to the building.

Below ground, a previous consent permitted underpinning below the garage and plantroom and therefore, these buildings have already undergone comprehensive change at this level (as well as above ground). Due to this, the proposal would cause a negligible level of harm to the foundations here only. Most of the proposed extension below the garden will be located away from the house, though some historic foundations may be encountered in proximity to the house. It is important to note, though, that part of the underground area where it abuts the house has already seen alterations, due to the basement playroom/library extension. It is considered that there would be a minor/negligible level of harm only due to the games room extension.

The light-well has been re-located to the rear of the building, behind the garage/plantroom, after taking pre-application advice into consideration. Its size, type and treatment will be carefully considered and, in conjunction with its re-location, these factors will render the light-well neutral in relation to the setting of the Redington and Frogna Conservation Area and of a minor/negligible level to the setting of Sarum Chase only.

The garage and plant room, the utility room, and the section of garden proposed for the subterranean games room are not the most significant sections of the building/garden. Additionally, the small section of wall to be removed from the north-west of the children's playroom/library is new-build.

Overall the proposals would not harm the structural integrity and layout of the building, nor its interrelationship, hierarchy and spaces. Sarum Chase's architectural and historic interest, as well as its setting would be preserved and its character would remain intact. We therefore respectfully request that the proposal is accepted by Camden Borough Council.

APPENDICES

APPENDIX A: SOURCES

Camden Borough Council

English Heritage

Historic England

Ordnance Survey Mapping

Cherry, B. and Pevsner, N. (1998) *The Buildings of England, London 4: North* p.233

<http://opendomesday.org/place/TQ2685/hampstead/>

<http://www.british-history.ac.uk/vch/middx/vol9/pp8-15#p9>

T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Settlement and Growth', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 8-15. *British History Online* <http://www.british-history.ac.uk/vch/middx/vol9/pp8-15>

T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Introduction', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 1-3. *British History Online* <http://www.british-history.ac.uk/vch/middx/vol9/pp1-3>

Cgms

www.cgms.co.uk