

# **Netley Cottage**

**10 Lower Terrace, London, NW3**

## **Heritage Appraisal**



September 2020

Portico Heritage Ltd

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## **1 Introduction**

- 1.1 This report has been prepared to support the application for planning permission and listed building consent at Netley Cottage, 10 Lower Terrace, Hampstead, London, NW3.

### **Purpose**

- 1.2 The purpose of the report is to set out the history and heritage significance of Netley Cottage. The report considers the proposals and their impact on that heritage significance and addresses their compliance with policy and guidance.
- 1.3 This report should be read in conjunction with the drawings and report prepared by 4orm Architects.

### **Author**

- 1.4 The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. He has been a Principal Inspector of Historic Buildings & Areas in the London Region of English Heritage. Most recently he was a Director of Conservation at Alan Baxter & Associates. Nick spent nine years at Historic England as Principal Inspector of Historic Buildings & Areas where he led a specialist team of historic building inspectors, architects, and archaeologists on a wide range of heritage projects in East & South London. Previously Conservation Officer at the London Borough of Bromley, Nick began his career at real estate consultancy Jones Lang LaSalle as a Chartered Surveyor. This experience has given Nick an in-depth understanding of the property industry, listed building and planning process.
- 1.5 Historical research for this report was undertaken by Dr Ann Robey FSA, conservation and heritage professional with over twenty years experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

## 2 The site and its context

- 2.1 The following section provides a description of the existing building and its context. It also provides details of the site's history and the significance of the site and its context.

### Historical Context



Figure 1: Netley Cottage and the garden in 1977 [© London Metropolitan Archives Collage Collection 67781]

- 2.2 The land that became the plot of Netley Cottage, like the adjacent properties, was almost certainly grassland interspersed with trees and bushes. This is what was termed the 'waste' in medieval times. It was not waste in the sense that it was surplus to people's needs and requirements, but to distinguish it from land that was farmed. From the 17<sup>th</sup> century, development northward and eastward of the village of Hampstead took place on the heath, which was technically waste, although Hampstead Manor Court did not recognize wastehold tenure and land taken from the waste became copyhold, indistinguishable from the ancient customary tenure of wastehold.

- 2.3 The development of Netley Cottage<sup>1</sup> is historically linked to the two adjacent and physically connected properties, Admiral's House<sup>2</sup> and Grove Lodge – both physically and through ownership. The cottage abuts the southern and western boundaries of parts of Admiral's House and onto the northern boundary wall of Grove Lodge. Both these properties are, like Netley Cottage, Grade II listed buildings.<sup>3</sup> To the north of Netley Cottage is a 1920s house called Grove End, which was built in part of the former garden of Admiral's House and has in recent times<sup>4</sup> been in the same ownership as Netley Cottage.



Figure 2: Newton's map of 1814 showing the plot containing Admiral's House, Grove Lodge, Terrace Lodge and Netley Cottage.

- 2.4 The historic clustering of buildings in this way is unusual, and may be derived from an earlier form of development where both Grove Lodge (c.1700) and the later Netley Cottage (c.1799) were ancillary buildings to the larger Admiral's House.<sup>5</sup> A possibility given further credibility by the fact that all three buildings were under the same ownership at the time of their construction.

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<sup>1</sup> The cottage was listed Grade II in May, 1974. See Appendix One for the listing description.

<sup>2</sup> This property was until the 1920s called Grove House.

<sup>3</sup> In addition, the garden wall to the north of Netley Cottage abuts onto a 20<sup>th</sup> century property called Grove End, Upper Terrace. The northern wall of Netley Cottage also abuts onto a recent extension to Grove End.

<sup>4</sup> Until 2019 when Netley Cottage was purchased by the owner of Grove Lodge.

<sup>5</sup> Admiral's House was originally built c.1700 as Golden Spikes, later became known as Grove House and from the 1920s, Admiral's House.

- 2.5 It has been stated that Netley Cottage was built in 1799.<sup>6</sup> The cottage is described as 'probably a former farmhouse' in the Historic England listing description (Appendix One). All the properties were built on land that was part of the Manor of Hampstead.

#### Historical Background

- 2.6 Hampstead Wells became fashionable towards the end of the 17th century, and these and the clean air of the Heath and the high ground attracted a wealthier kind of resident to the area.
- 2.7 The site of Netley Cottage was open ground close to the edge of the Heath until the early 18th century. At that time a large house was built c.1700 by Charles Keys, a vintner, which after many alterations, is today known as Admiral's House.<sup>7</sup> A later owner, Fountain North, who lived there between 1775 and 1811, bought the freehold and extended the boundaries of the house and plot by buying up small pieces of land and incorporating them into his garden.<sup>8</sup> It was during this period that Netley Cottage was built. A plan of 1814, shows the plot in some detail (Figure 2).
- 2.8 It seems unlikely that Netley Cottage was ever a farmhouse proper, as it was built almost 100 years after the next door property Grove Lodge and the property that became Admiral's House, and both had gardens rather than agricultural holdings.
- 2.9 A map published in 1862, shows the full extent of Admiral's House and the two adjacent properties - Netley Cottage and Grove Lodge. The group of properties are described on the map as Grove Lodge – possibly referring to Grove House – the name of Admiral's House at that time.

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<sup>6</sup> There are various references in secondary sources to deeds of that date for Netley Cottage but none have been discovered.

<sup>7</sup> It was at first called Golden Spikes probably after the symbol of the masonic lodge which met there between 1730 and 1745. It was later altered and adapted by Fountain North, a naval captain who lived there from c.1775 to 1811. He renamed it Grove House and it retained that name until the 1920s when it became known as Admiral's House.

<sup>8</sup> Felicity Marpole, *A Romantic House in Hampstead*, Camden History Review, Vol. 9, (1981), pp.2-3.

- 2.10 By this time the garden of Netley Cottage had been extended northwards to form a shallow curve, the line it follows today (Figure 3). The pathway from Lower Terrace to the entrance of Netley Cottage is clearly shown on the map. The map also shows a number of structures in the garden, including to the north of Netley Cottage.



Figure 3: Stanford's map of London from 1862, showing in detail the gardens and plot with the boundary wall in situ. The plan which describes the whole of the area as Grove Lodge shows the pathway from Lower Terrace to the entrance of Netley Cottage



Figure 4: The OS Map of 1866

- 2.11 By the time of the first edition of the OS Map of 1866, Netley Cottage appears quite similar to the property that

we know today. It was L-shaped, fronting onto a lawned garden dotted with many trees. It abuted Grove Lodge to the south, and the entrance from Lower Terrace was similar to that which survives today (Figure 4). The boundary was tree-lined. A small scullery extension was added to the existing projection beside the boundary with Grove Lodge, sometime between 1866 and 1893-4.

- 2.12 A garden structure is still shown directly north of the cottage, abutting the garden boundary.
- 2.13 By the early 1830s Netley Cottage was rented out. In 1835, the cottage appears in a scandalous court case, when it was the home of Georgina, the estranged wife of William Lambert, who had lived there since 1833 with her lover William Charles Mitchell, the son of an India merchant. He had assumed the name of Lambert, when living there with her. Mitchell had to pay substantial damages to the injured reputation of the real husband, as the estranged wife had become pregnant.<sup>9</sup> In newspaper reports much was made of them playing games and throwing snow balls in the extensive garden.
- 2.14 It appears that for much of the 19<sup>th</sup> century Netley Cottage was let out to many different tenants, some respectable, others less so and some very ordinary working-class residents. It was a small cottage when originally constructed, with limited living space on the ground floor, plus a kitchen/scullery and probably two-three bedrooms. In 1871, Netley Cottage was occupied by Joeseeph Brown, a labourer, his wife and their 9-month old baby.<sup>10</sup> Ten years later in 1881, it was the home of Arthur Smether, an actuary and life assurance salesman who was unmarried, and who lived there with Mary Hinnerly his housekeeper, and Elizabeth her 13-year old stepdaughter.<sup>11</sup>
- 2.15 By 1888 a 'poor widow' living at Netley Cottage requested help getting two fatherless girls 'out'.<sup>12</sup> But not all tenants were poor, as in 1887, a Mr Samuel Carrington of Netley

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<sup>9</sup> *Morning Post*, 12 Dec 1861.

<sup>10</sup> 1871 Census.

<sup>11</sup> 1881 Census.

<sup>12</sup> *Hampstead & Highgate Express*, 13 Oct 1888 Presumably 'out' into society.



Cottage and No. 227 Piccadilly lived there, probably using Netley Cottage as a weekend retreat.<sup>13</sup> The property was also once home to a former Lord Chief Justice, John Coleridge, great-nephew of poet Samuel Taylor Coleridge and frequently visited by Robert Louis Stevenson and Sir Sidney Colvin, a curator and literary and art critic.<sup>14</sup>

- 2.16 As illustrated above, the social status of those renting Netley Cottage changed in the later Victorian era. This may have been a result of improvements to the property, but also because Hampstead became a more fashionable place to live for those who wanted to escape the busy centre of London, families and artistic types. By 1891 it was the home of 31-year old James Percy Callard, his wife and two young children and two female servants. He was described as a manufacturer of Butterscotch confectionary.<sup>15</sup> From 1891, he was in control of the sweet manufacturing business, Callard and Bowser, which was based in Euston. His father died in 1903 leaving an estate valued at £99,570, around £1m in modern day terms. A photograph survives that shows the house at that time (Figure 5).
- 2.17 The photograph illustrated an article in *The Bookman* dated October, 1893 and shows the cottage which was described as 'beautifully situated at the summit of Frognall'. The small paned sash-windows to the house may have been original, but the larger French windows leading onto the garden a more recent addition at that time. Reference is made in the article that the house itself was small and best able to accommodate a 'bachelor'.<sup>16</sup> The image shows the trees in the garden and the long path towards the entrance.

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<sup>13</sup> *Hampstead & Highgate Express*, 13 Aug 1887.

<sup>14</sup> Anna Maxwell, *Hampstead, its historic houses, its literary and artistic associations*, (1912).

<sup>15</sup> 1891 Census; Butterscotch, Turkish Delight and boiled sweets were established as the core products by 1878.

<sup>16</sup> *The Bookman* Oct. 1893.



Figure 5: Netley Cottage in 1893 as illustrated in *The Bookman* Oct 1893

- 2.18 The *Bookman* article identifies Netley Cottage as having been the home of Dr Charles Edward Appleton (1841–1879), the founder in 1869 of the *Academy* which was a literary periodical.<sup>17</sup> The Dictionary of National Biography (DNB) says that ‘shortly after the birth of the *Academy* Appleton finally left Oxford for London, and occupied an old-fashioned cottage on the edge of Hampstead Heath, in which he delighted to play the host.’<sup>18</sup> *The Bookman* described Netley Cottage as a ‘pretty, artistic home’.<sup>19</sup> Louvred shutters were added to the windows in the 1890s, as these appear in a sketch of 1902 (Figure 6).

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<sup>17</sup> *The Bookman* Oct. 1893.

<sup>18</sup> DNB Appleton, Charles Edward Cutts Birch.

<sup>19</sup> *The Bookman* Oct. 1893.



Figure 6: Netley Cottage drawn in 1902

- 2.19 At the time of the 1901 census, Netley Cottage was the home of a 33-year old single man called William Engel, a German subject described as a Hotel Proprietor. On the night of the census he was entertaining two visitors - a Scotsman and a German woman. There was a general servant looking after the occupants.<sup>20</sup>
- 2.20 In the same year 1901, there was a threat to the survival of Netley Cottage and all the surrounding properties - Admiral's House (then known as the Grove), Grove Lodge and Terrace Lodge, that formed the island site shown on the OS map of 1893-4 (Figure 7). The School Board for London viewed it as a potential location for a new public elementary school, as an alternative to a site in Well Walk. The premises were described as 'the Grove: Land, houses and gardens and premises known as the Grove, Grove Lodge, Netley Cottage and Terrace Lodge situate in the Grove, Hampstead. Area about 54,500 sq. ft.'<sup>21</sup> But the school was never built there and from 1903, William Dalton Hepworth lived at Netley Cottage until 1908.<sup>22</sup>

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<sup>20</sup> 1901 census.

<sup>21</sup> *The Evening Standard*, 16 Nov. 1901.

<sup>22</sup> Camden Local Studies and Archive Centre Rate Books.



Figure 7: OS Map of 1893-4

- 2.21 In 1908, a new tenant, Percy Edward Marshall became associated with Netley Cottage and he had improvement works undertaken there. In 1909-10 he also had a property at Russell Mansions in Southampton Row. But he was to make Netley Cottage his long-term home. In the 1911 Census he was described as an unmarried solicitor, who lived at Netley Cottage with his housekeeper.
- 2.22 He lived there for almost 40 years and it was not until September 1947, that Percy E. Marshall died in his 91<sup>st</sup> year at Netley Cottage.<sup>23</sup>
- 2.23 Percy Marshall employed Arthur O. Breeds, an architect of Lincolns Inn to work on fitting new WC's and other saintary wear at Netley Cottage in 1908.<sup>24</sup> A surviving plan and drainage application (Figure 8). Marshall also extended the single storey projecting bay upwards by adding the additional storey.
- 2.24 The sketch at figure 8 shows the ground floor arrangement of the projecting bay at the time. An additional elevational sketch shows the front of Netley Cottage. It seems that the front door had by then moved from the centre of the front elevation (as shown on

<sup>23</sup> *The Times* 7 Sept 1947.

<sup>24</sup> Camden Local Studies and Archive Centre, Drainage Plans 3411 (Oct. 1908).

Figures 5 & 6), and must have been inserted into the side L-shaped extension.

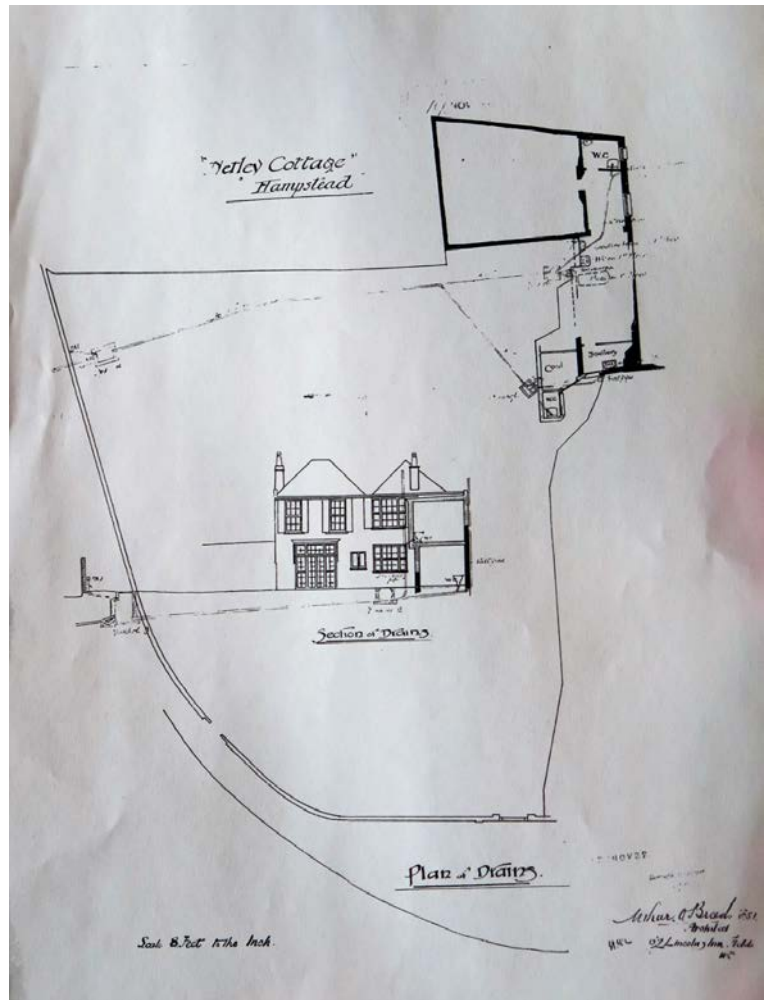


Figure 8: Plan of Netley Cottage in 1908 showing the extent of the garden, a ground floor plan and an elevation of the cottage. Whilst the gate to the path is in an approximately similar position to today, there is an additional opening in the wall to the left. [© Camden Local Studies and Archive Centre, Drainage Plans 3411]

- 2.25 The OS Map of 1935 shows no changes to the garden of Netley Cottage or Grove Lodge. (Figure 10).<sup>25</sup> Percy Marshall died at Netley Cottage in 1947.<sup>26</sup> In February 1948, *The Times* reported that Netley Cottage, then

<sup>25</sup> However, there had been changes to the larger island site in the late 1920s when the northern portion of the garden of Admiral's House had been sold. Two houses had been built there - Grove End and a property at No. 25 Hampstead Grove (Admiral's Lodge).

<sup>26</sup> *The Times*, 9 Sept 1947.

described as over 400ft up in 'an exceptionally secluded position adjoining summit of the Heath', was offered for sale by auction. It was said to be a 'delightfully old-fashioned cottage freehold residence with a most attractive walled-in garden. It comprised an entrance hall, cloakroom, 2 reception rooms, 3 (possibly 4) bed rooms, bathroom, garage space.'<sup>27</sup>



Figure 10: OS Map 1935

- 2.26 Netley Cottage was listed in 1976. In December of the same year, the architects Ted Levy, Benjamin & Partners applied to undertake extensions to the existing utility rooms that had been built in 1920 to form a new kitchen.<sup>28</sup> This is the current ground floor hexagonal extension. At the same time internal cupboards were built, redecoration took place, and a new damp course inserted and new screed laid to the ground floor.<sup>29</sup>
- 2.27 On the first-floor, internal reconstruction took place to make two new bathrooms and bedrooms. The walls were rendered to match the existing cottage. The roof and guttering were overhauled and internal services renewed.<sup>30</sup> The works were carried out for the owner, J.M. Woodrow. In 1977 a series of photographs were taken by the Greater

<sup>27</sup> *The Times*, 23 Feb 1948.

<sup>28</sup> LB Camden Planning online HB 1554 (8 Dec 1976).

<sup>29</sup> LB Camden Planning online HB 1554 (8 Dec 1976).

<sup>30</sup> LB Camden Planning online HB 1554 (8 Dec 1976).



London Council of the property before the new works were carried out (Figures 1 & 11-14).



Figures 11-13: The interior of Netley Cottage in 1977 [© London Metropolitan Archives Collage Collection 67780, 67783 & 67782]



Figure 14: The exterior of Netley Cottage in 1977 [© London Metropolitan Archives Collage Collection 67779]

- 2.28 In 2018 permission was granted for a two storey extension to the western end of Netley Cottage to provide additional reception space at ground floor and semi-separate accommodation at the first floor<sup>31</sup>.
- 2.29 The permitted extension was positioned along the boundary with Grove Lodge garden, to the south and was of a contemporary design (see figure 18).

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<sup>31</sup> LB Camden Planning online 2018/4295P





Figure 18: 2018 Permitted Scheme © LB Camden Planning online

*The house today*

- 2.30 Internally, the house today is entirely refurbished and retains few historic features or detailing. Similarly, the scale of intervention throughout the 20<sup>th</sup> century has meant that much of its historic plan form has been altered through the removal of walls and the insertion of bedrooms and bathrooms.
- 2.31 The first floor was completely re-configured after 1977 for new bathrooms and bedrooms in a way that does not appear to relate to either historic fabric or plan form.
- 2.32 Most of the early 20<sup>th</sup> century interior fit out seen in the photographs taken in the 1970s has been stripped away for modern materials and styling. Whilst mostly reversible, elements such as the modern flooring and fittings have considerably altered the character of the interior.

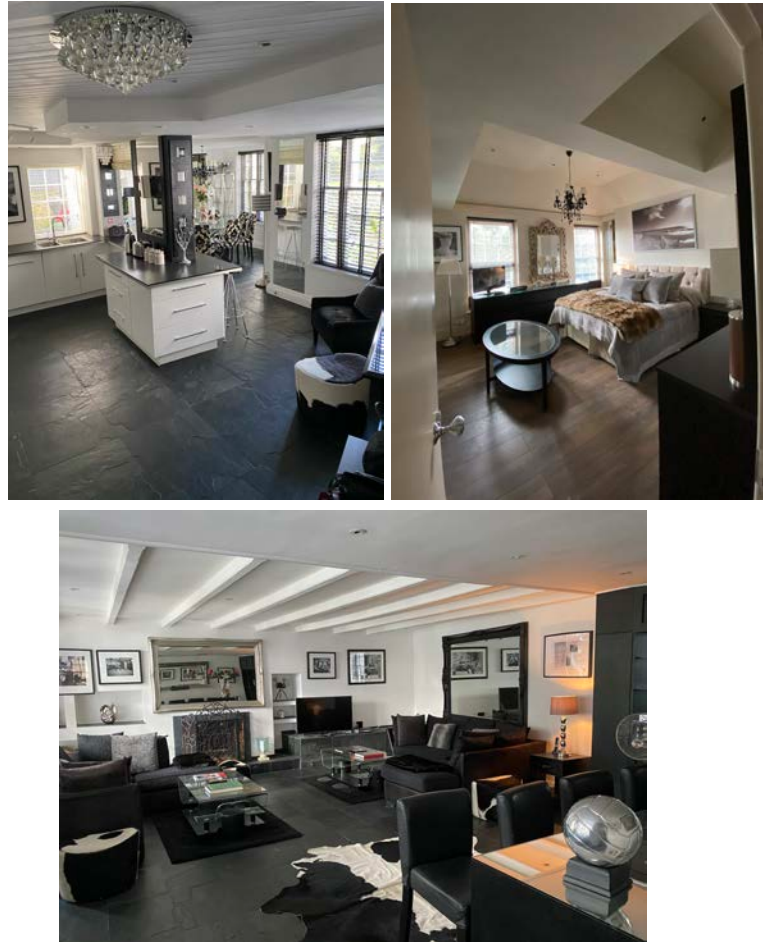


Figure 19-21: The interior of Netley Cottage in 2020

#### *The Plot*

- 2.33 Sited at the rear of its plot, the low-built Netley Cottage has always been situated behind a gated pedestrian pathway, providing the main entry from Lower Terrace. It has total privacy and seclusion.
- 2.34 The property does not sit in a usual way within its grounds, as the house is backed into a corner of the site with a single garden to the front providing all of its open space. There is no current form of vehicular access.<sup>32</sup> Nearly 120 years ago it was said to stand at the back of

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<sup>32</sup> In the sales advert for Netley Cottage in 1948 it was said to have a 'garage space' but it is unclear where this was.

Grove Lodge, and nestles red-roofed, beside the tall white Admiral's House.<sup>33</sup> The same can be said today.

- 2.35 It seems that from when Netley Cottage was built the boundary between it and Grove Lodge was a formed by a pathway – which is particularly apparent in the historic maps of 1862, 1866 and 1893 . A number of the listed structures in the Lower Terrace area include boundary walls, such as those to Admiral's House, Netley Cottage and Lower & Upper Terrace which have been individually listed, however the boundary between Netley Cottage and Grove Lodge has never been identified as such suggesting it is a much more recent addition.
- 2.36 The historic maps also show the presence of a number of garden structures within the grounds, usually close to the boundary walls. Those that exist today are modern.



Figure 22: Entrance in 2017

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<sup>33</sup> Anna Maxwell, *Hampstead, its historic houses, its literary and artistic associations*, (1912).



Figure 23: View to the boundary wall of Netley Cottage from the garden of Grove Lodge c.2017

- 2.37 The historic maps have shown how, gradually over time, the remaining verges have been enclosed behind high brick walls. The 'dog leg' part of garden to the north of Netley Cottage was enclosed in the early 19<sup>th</sup> century and the western part of the garden to Grove Lodge enclosed with a new wall in 2008. The last remaining element of this is the space outside the entrance gate to Netley Cottage.

#### *Ownership*

- 2.38 Despite the multitude of 'occupiers' at Netley Cottage, its legal ownership, along with Admiral's House and Grove Lodge, appear to have remained in single ownership for much of its history.
- 2.39 As earlier stated Netley Cottage, Grove Lodge, Terrace Lodge and Admiral's House had originally been held copyhold of the manor, and under the single ownership of first Charles Keys and then Fountain North.
- 2.40 By 1910 Netley Cottage was held freehold, as the owner Sutton Sharpe held the property as an enfranchised

copyholder.<sup>34</sup> It is interesting to note that at this time Sutton Sharpe<sup>35</sup> owned all four properties that made up the block (Figure 9) and thus Admiral's House, Grove Lodge and Netley Cottage were all still in the same legal ownership.

- 2.41 The physical as well as legal interconnection is further illustrated on the historic maps of the 19<sup>th</sup> century by the fact the separation between the garden of Netley Cottage and Grove Lodge is merely highlighted by a pathway – in 1862, 1866, 1893 and 1910.
- 2.42 Netley Cottage is fully described in the Inland Revenue Valuation Office Field Books, as a stucco and rough cast tiled cottage of two floors with a 'very good garden' and 'a small portion of verge'.<sup>36</sup> The condition of the property was 'externally good' with a modern interior and in a generally good state.<sup>37</sup>
- 2.43 On the top floor were 3 bedrooms and a workshop, a bathroom and lavatory. On the ground floor was a combined drawing and dining room, a hall, a kitchen and scullery and a cloakroom. The valuation was £1830. The tenant occupier was Percy E. Marshall.
- 2.44 It did not come up for sale as Freehold until 1947, on the death of Marshall.

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<sup>34</sup> These field books were prepared by the Valuation Offices and contain details of the valuation of land for the purposes of increment value duty under the Finance (1909-10) Act 1910. National Archives IR 58/1166 (Netley Cottage).

<sup>35</sup> In 1910, Sutton Sharpe lived at No. 12 Lower Terrace and was described as an enfranchised copyholder (freeholder) although parts of the properties Grove Lodge, Netley Cottage and Terrace Lodge were still copyhold (the verges). He was a member of the Sharpe family who owned and lived in the Grove (later Admiral's House) from 1865 for 36 years. They presumably had the freeholds of all the adjacent houses in the block. See Appendix Two for more information about the Sharpe family.

<sup>36</sup> National Archives, IR 58/1116 (Netley Cottage).

<sup>37</sup> National Archives, IR 58/1116 (Netley Cottage).

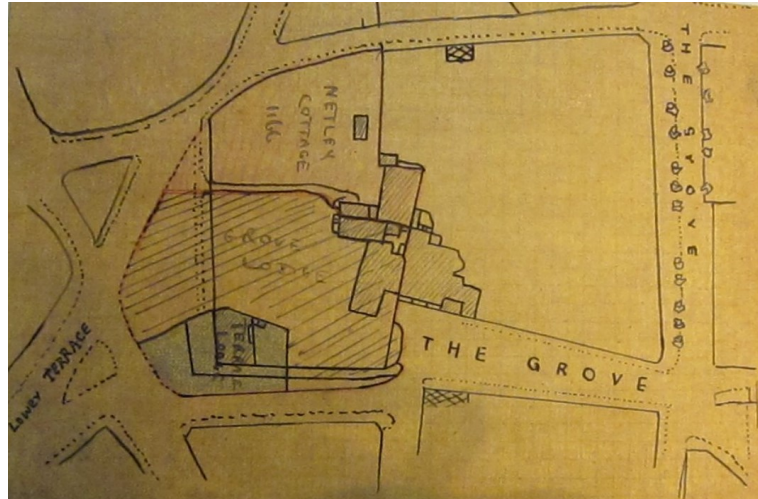


Figure 24: Plan of properties owned by Sutton Sharpe in 1910 from the Inland Revenue Valuation Office Field Books [© National Archives IR 58/1116 (Netley Cottage)]

### **3 The heritage significance of the site and its context**

- 3.1 This section of the report describes the heritage significance of Netley Cottage and its surroundings.

The heritage context of Netley Cottage

- 3.2 Netley Cottage was listed Grade II in May 1974.
- 3.3 The house lies within the Hampstead Conservation Area which was designated in 1968 and later extended in 1977, 1978, 1980, 1985, 1988 and 1991.
- 3.4 The house abuts a number of other listed buildings. These include:
- Grove Lodge – Grade II
  - Admiral's House – Grade II
  - Garden Wall to Netley Cottage – Grade II
- 3.5 Also close by are:
- Boundary Wall to Admiral's House, 25 Hampstead Grove and Grove End, Admiral's Walk, Hampstead Grove and Upper Terrace – Grade II
  - Garden Wall to No.10 Netley Cottage – Grade II
  - Terrace Lodge – Grade II
  - Upper Terrace House and Attached Walls – Grade II
  - 5 Lamp Posts close to Upper Terrace – Grade II
  - Fountain House – Grade II

The heritage significance of the site and its context

The relevant heritage assets

- 3.6 In terms of the assessment of the proposals for Netley Cottage the heritage assets within Camden most relevant to considering the effect of the scheme are the listed building itself, the setting of other listed buildings and the conservation area. The impact on the setting of the nearby locally listed buildings will also be relevant.
- 3.7 The effect of the proposed scheme on the heritage assets will be first and foremost on the special 'architectural and

historic interest' of the listed buildings and the 'character and appearance' of the conservation area.

#### Assessing heritage significance

- 3.8 Netley Cottage, other nearby listed buildings and the conservation area are 'designated heritage assets', whilst any nearby locally listed buildings are 'non-designated heritage assets' as defined by the National Planning Policy Framework (the NPPF). There are no 'locally listed' buildings identified in close proximity to the site.
- 3.9 'Significance' is defined in the NPPF 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'. The Historic England 'Planning for the Historic Environment Practice Guide' puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.
- 3.10 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (Historic England, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.
- 3.11 The significance of the Hampstead Conservation Area is articulated through its special character and appearance. This has been identified in the Conservation Area Statement for Hampstead (LB Camden, 2001). This summarises the character of the area as follows:
- 3.12 *Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is*



*therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.*

- 3.13 The Conservation Area Statement divides the conservation area into a series of sub-areas. Netley Cottage is included within Sub Area Four or Church Row/Hampstead Grove. This area is described as having *'the largest concentration of 18<sup>th</sup> century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace'*. More specifically it describes the immediate area around Netley Cottage as *'defined by winding lanes, small open green spaces and high brick walls with abundant foliage, giving a very rural feel'*.
- 3.14 The contribution that Netley Cottage makes to the wider conservation area is limited by its entirely hidden nature, behind the high brick walls of Lower and Upper Terrace. However, despite this, it is nevertheless of some importance for its role in helping to shape the overall character of the area.
- 'Historic interest', 'Historical value' and 'Evidential value'*
- 3.15 Netley Cottage, the listed and unlisted buildings nearby and their relationship to one another and the Hampstead Conservation Area collectively illustrate the development of this part of Hampstead. As described earlier, the development of Netley Cottage (1799) is historically linked to the two adjacent and physically connected properties, Admiral's House and Grove Lodge. Their clustering is unusual and may be derived from an earlier form of development where both Grove Lodge and the later Netley Cottage were ancillary buildings to the larger Admiral's House.
- 3.16 Significantly, while all of the land that included Grove Lodge and (the yet to be built Netley Cottage) was owned by Charles Keys at the time Admiral's House was built in 1700, it was also all still held in one ownership by Fountain

North at the time of Netley Cottage's construction in 1799. On the 1862 Ordnance Survey Map all three houses are referred to as 'Grove Lodge' – probably referring to Grove House – the name of Admiral's House at that time. All three properties were still in the same ownership by the 20<sup>th</sup> century with Sutton Sharpe the freeholder of Admiral's House, Grove Lodge and Netley Cottage in 1910.

- 3.17 This physical as well as legal interconnection is illustrated on the historic maps of the 19<sup>th</sup> century by the fact the separation between the garden of Netley Cottage and Grove Lodge is merely highlighted by a pathway – in 1862, 1866, 1893 and 1910. It is further recognised by the fact that all of the other walls surrounding the property are separately listed except for the wall between Netley Cottage and Grove Lodge.
- 3.18 For much of the 19<sup>th</sup> century the property was let out to many different tenants, some respectable, others less so and some very ordinary working-class residents. Perhaps the most illustrious occupier being John Coleridge, a former Lord Chief Justice and great-nephew of poet Samuel Taylor Coleridge. It was also home to Dr Charles Edward Appleton, the founder of the Academy – a literary periodical.
- 3.19 The tenant that perhaps had the greatest impact on the property was Percy Edward Marshall – an unmarried solicitor – who made Netley Cottage his home from 1908 until his death in 1947. During his tenure, much modernisation of the house was undertaken including the introduction of WCs and the second storey extension to the projecting wing.  
  
'Architectural interest', 'artistic interest' or 'aesthetic value'
- 3.20 By virtue of its statutory listing, Netley Cottage is regarded as having 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.

- 3.21 The house, which has its origins at the turn of the 19<sup>th</sup> century was a small cottage tucked behind the earlier Admiral's House and Grove Lodge. It is likely that it was built as ancillary accommodation to the main house – which is supported by the lack of formal subdivision of the garden throughout the 19<sup>th</sup> century.
- 3.22 It is unlikely that much was changed physically at the house until the second half of the 19<sup>th</sup> century, however the photograph taken in 1893 (figure 5) suggest that 'gentrification' had begun with the insertion of French windows in the Queen Anne Revival style – which did not become fashionable until the second half of the 19<sup>th</sup> century. At this time the front door was still in the centre of the main front elevation.
- 3.23 By 1908, the front door had been moved from the centre of the cottage to the flank of the projecting front bay. The ground floor plan suggests that much of the ground floor had been opened up to create one room in the original cottage with a new WC inserted at the back right corner and the kitchen and scullery and an outside WC in the projecting bay.
- 3.24 Whilst the exact date of the addition of the first floor to the projecting bay is unknown, it appears on the plan of 1908 and the fenestration also correlates with an Edwardian/early 20<sup>th</sup> century date.
- 3.25 Further alteration was made after 1977 to extend the existing utility rooms to form a new kitchen, new cupboards, a new screed floor and first-floor internal reconstruction to make two new bathrooms and bedrooms. The extent to which change was made is now apparent in the seemingly un-readable layout of the master bedroom suite and insertion of the additional bedroom into the projecting wing.
- 3.26 The photographs taken in 1977 by the Greater London Council show the extent to which the original cottage of 1799 had been 'modernised' in the early 20<sup>th</sup> century with the complex criss-cross of beams across the sitting room suggesting considerable re-configuration over time.
- 3.27 In more recent time the house has been comprehensively refurbished in a modern style that, at least superficially,

has altered the internal character of the house entirely. New flooring in particular has give the cottage a 'modern' edge that is not in keeping with its historic nature.

- 3.28 Overall, whilst the house remains a charming palimpsest of styles and phases of development, its significance now lies as much in its evolution as in any historic fabric it still retains.
- 3.29 The gardens have similarly altered over time – firstly with the enclosure of the northern part of the garden. The gardens have been typified by the presence of myriad garden structures. The formal division of the gardens between Admiral's House and Grove Lodge appears to have happened in a piecemeal way with the separation between Grove Lodge and Netley Cottage the last to be formalised.
- 3.30 Similarly, the enclosure of land along Upper and Lower Terrace by brick wall has continued through until the early 21<sup>st</sup> century.

#### Summary

- 3.31 The historical and architectural significance of the listed building is outlined above. Historically the house has linked physically to Grove Lodge and Admiral's House and for much of that time through ownership too. Whilst in many ways a humble cottage, it has nevertheless also had a number of interesting occupiers.
- 3.32 Architecturally, whilst retaining some of its Georgian cottage character externally, it has been comprehensively altered throughout its history – with additions, alterations to the entrance and fenestration and substantial re-configuration internally.
- 3.33 The cottage's contribution to the character and appearance of the conservation area is as part of the informal evolution of this part of Hampstead. However, its contribution is limited by the fact that it is nearly entirely unseen from beyond the high brick walls that surround the garden and its position tucked behind Admiral's House and Grove Lodge.

- 3.34 The seemingly adhoc evolution of both house and grounds is also typical of the area where a birds-eye view of the surrounding buildings shows the extent to which the area has managed to change and evolve whilst still retaining its overall sense of rural-village charm.

## 4 The policy context

- 4.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Section 66(1) of the Act requires decision makers to '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' when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention... to the desirability of preserving or enhancing the character or appearance of that area'.

The National Planning Policy Framework

- 4.3 The revised version of the National Planning Policy Framework (NPPF) was published in February 2019.
- 4.4 Chapter 12. of the National Planning Policy Framework deals with design: Achieving well-designed places. It begins:
- 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process' (paragraph 124).
- 4.5 Paragraph 127 advises that 'planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.6 Chapter 16 of the National Planning Policy Framework: 'Conserving and enhancing the historic environment' deals with Heritage Assets describing them as 'an irreplaceable resource' that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.<sup>38</sup>

Proposals affecting heritage assets

- 4.7 Paragraph 189 brings the NPPF in line with statute and case law on listed buildings and conservation areas. It says that:

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<sup>38</sup> The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

‘In determining applications, 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.’

- 4.8 In terms of the local authority, paragraph 190 requires that they ‘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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’
- 4.9 Further, ‘Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision (paragraph 191).
- 4.10 Paragraph 192. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- Considering potential impacts
- 4.11 Paragraph 193 advises local planning authorities that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (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.

4.12 Paragraph 194 continues, '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. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'<sup>39</sup>

4.13 In terms of proposed development that will lead to substantial harm to (or total loss of significance of) a designated heritage asset, paragraph 195 states that 'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use'.

4.14 It continues 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including,

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<sup>39</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

where appropriate, securing its optimum viable use’ (paragraph 196).

- 4.15 In taking into account the effect of an application on the significance of a non-designated heritage asset the local authority should employ a ‘a balanced judgement’ in regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197).
- 4.16 The NPPF introduces the requirement that ‘Local planning authorities should not permit the 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 (paragraph 198).
- 4.17 Where a heritage asset is to be lost, the developer will be required to ‘record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible’ (paragraph 199).<sup>40</sup>
- 4.18 In terms of enhancing the setting of heritage assets the NPPF states 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. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (paragraph 200).
- 4.19 It goes on however that ‘Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole’ (paragraph 201).

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<sup>40</sup> Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

- 4.20 Finally, paragraph 202 requires that the onus will be on local planning authorities to 'assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'.

Local Policy: London Borough of Camden Local Plan

- 4.21 The relevant policy from the Core Strategy in relation to the historic environment (CS14) sets out Camden's overarching strategy and focuses on the need to preserve or enhance heritage assets and their setting and the requirement for new development to be of the highest quality and to respect local context and character.
- 4.22 DP24 of LB Camden's Development Policies Document provides further guidance on the Council's approach to 'Securing high quality design'. The policy sets out that 'The Council will require all developments including alterations and extensions to listed buildings, to be of the highest standard of design and will expect developments, including alterations and extensions to consider: the character, setting, context and form of neighbouring buildings; the character and proportions of the existing building; the quality of materials to be used; the provision of visually interesting frontages at street level; the appropriate location for building services equipment; existing natural features, such as topography and trees; the provision of hard and soft landscaping including boundary treatments; the provision of appropriate amenity space; and, accessibility.
- 4.23 DP25 of LB Camden's Development Policies Document provides further guidance on the Council's approach to the historic environment. The main points of this policy in this instance are as follows.:
- In order to maintain the character of Camden's conservation areas, the Council will:
- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; and,

d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area

To preserve or enhance the borough's listed buildings, the Council will:

e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

g) not permit development that it considers would cause harm to the setting of a listed building.

## 5 The proposed schemes and their effect

- 5.1 This section of the report briefly describes the proposed scheme and its effect on the heritage significance described earlier. This section should be read in conjunction with the drawings and Design & Access Statement prepared by 4orm Architects.

The proposed scheme

- 5.2 The proposals include:
- External repairs and alterations to Netley Cottage
  - Internal refurbishment, repair and minor alterations to Netley Cottage
  - The construction of a garden building to contain a family swimming pool and changing facilities
  - Landscaping including linking the gardens of Netley Cottage and Grove Lodge
  - Forming two internal openings to link Netley Cottage and Grove Lodge
- 5.3 The works proposed have been carefully considered to ensure that they do not harm any remaining significance to the building and primarily affect elements of the house that are either modern or have been subject to considerable change.

### *External Repairs and Alterations*

#### Windows

- 5.4 It is proposed that the windows to the modern kitchen extensions will be replaced and French doors also inserted to make the kitchen a lighter, brighter space.
- 5.5 The existing modern lantern light in the kitchen will be replaced and upgraded.
- 5.6 A detailed survey of the windows will be carried out and repairs undertaken to the more historic windows and this will include the cutting out and replacing of sills, linings, sash rails and glazing bars where necessary and the refurbishment of the window mechanisms.

5.7 A number of modern windows will also be replaced with more suitable modern equivalents – including the rooflight on the south-west elevation and the ‘hidden roof dormer and rooflights – all of which are in a very poor condition.

5.8 These works aim to upgrade and enhance the appearance of the building whilst ensuring its character is preserved.

#### Roofs

5.9 The cottage has an unusual roof form made up of a series of hipped tiled roofs separated by valley gutters and parapets. The gutters are in a poor condition and there is evidence of long-term water ingress. The gutters will be stripped, defective timbers repaired where possible, strengthened through ‘doubling up’ or replaced if unsound. Asphalt coverings will be re-laid and lead flashings installed to upstands.

5.10 In order to carry out the repairs to the gutters, at least the base courses of roof tiles will need to be lifted to allow sufficient and secure upstand detailing to be achieved. Some of the roof tiles are in poor condition and need replacing.

5.11 It is proposed to lift the existing tiles, renew the battens, install sarking felt and incorporate insulation, where possible, into the currently inaccessible voids over the skeilings. The roofs will then be re-tiled using existing and a small number of new replacement tiles. The replacement tiles will be laid on the inner, less visible slopes of the roof.

5.12 On the ground floor the modern flat roof over the kitchen extension is also in a very poor condition. The existing asphalt will be replaced with a lead roof with wood cored rolls, including new insulation to bring the roof up to modern standards. This will be not just an upgrade in terms of materiality, but also quality and appearance and thus an enhancement to the house.

5.13 The works proposed to the roofs combine careful repair and re-use with a considerable upgrade of the insulation and quality of the more modern roof coverings. The works to the tiled roofs will ensure the historic character

of the cottage is retained in its entirety whilst the replacement of asphalt with lead over the kitchen extension will be a visible enhancement on the approach to the house.

#### *Elevations*

- 5.14 Repairs and redecoration will be carried out to the rendered elevations and the painted weatherboarding over the main entrance door. The contemporary timber pergola will be removed to reveal the north elevation.
- 5.15 These works will be carried out using appropriate materials and paints to ensure that the historic building is protected and enhanced by these works.

#### *Internal Alterations*

- 5.16 As has been detailed in the previous sections, the interior of the house has been subject to considerable alteration since its construction and very little – if any – of the original plan form now remains. In most cases the special interest of the interior of the house lies in its overall character rather than physical fabric.

#### *Ground floor*

- 5.17 The kitchen has already been subject to considerable re-configuration throughout the 20<sup>th</sup> century and this proposal is a continuation of that. It is proposed that all of the modern fixtures and fittings are removed and the space is opened out to take advantage of the garden views from the single-storey extension - with a cloakroom and larger space incorporated along its back wall.
- 5.18 Unsympathetic and clearly modern finishes will be replaced with more traditional materials such as hardwood and stone floors; painted plasterboard replaced with lime finished plaster and poor-quality moulded skirtings replaced with simpler more appropriate detailing.
- 5.19 The Living/Dining Room will retain its existing proportions and a door opened at the back corner to provide a discreet stepped access between Netley Cottage and Grove Lodge in place of the current WC – itself an addition during the 20<sup>th</sup> century.

5.20 Again, the more modern and inappropriate finish to the room will be changed for a more sympathetic scheme that enhances the remaining historic characteristics of the house.

5.21 A walk-in closet will be constructed in the hallway – which as effectively a piece of furniture/cupboard is a practical addition that is entirely reversible. It replaces an existing inner-lobby/cloakroom that currently exists.

#### First Floor

5.22 Again, as described earlier, the first floor was the subject of a comprehensive re-configuration in the late 1970s, which created the current layout of bedrooms and bathrooms.

5.23 The proposal is to retain the key historic plan form that remains and to more effectively configure the accommodation such that contemporary partitions are altered whilst historic fabric is retained.

5.24 This includes the re-instatement of the wall at the top of the stairs (including the remnant of the chimney stack) and retention of that which divides Bedroom 2 from Bedroom 1.

5.25 Unlike the existing arrangement, the new Bedroom 3 and Study have been configured to more logically relate to the exposed roof voids above them.

5.26 Otherwise, all sub-divisions were already a modern construct and the new layout will not harm any historic fabric, but rather ensure that any remaining features – such as the chimney breasts are given a more suitable context.

5.27 As with the ground floor, unsympathetic and inauthentic materials are to be replaced: laminate flooring will be replaced with hardwood floorboards; flush doors replaced with traditional panel doors and poor-quality moulded skirtings replaced with more appropriate, simple traditional replacements.

5.28 The proposed first floor connection between Netley Cottage and Grove Lodge is located on the landing where it will form a discrete and reversible simple connection at a natural junction on an internal stair to Grove Lodge.



- 5.29 Overall, the proposed works to the interior of Netley Cottage are focused on the areas that have seen the most contemporary change and will not only provide better accommodation but also enhance the remaining historic and architectural interest of the building. Where physical fabric is altered it is not to elements that can be regarded as contributing specifically to the special interest of the building in terms of their quality, rarity, detailing or historical importance.

*Garden Building*

- 5.30 As illustrated earlier in the report, planning and listed building consent was granted in 2018 for a two storey extension attached to Netley Cottage. The applicants do not wish to construct this extension as they consider that it is not sympathetic to the integrity of the host building.
- 5.31 Instead, it is proposed that a new pool building is constructed which will run broadly parallel with the north elevation of Netley Cottage, with the east end angled to form a sitting area that looks back over the garden. The geometry of the angle relates back to the forms of the kitchen extension of the house.
- 5.32 The location of the structure relates broadly to the position of previous structures in the garden, and also follows an established pattern of buildings in the larger gardens in Hampstead throughout history and can be followed through the historic maps.
- 5.33 The building will be very simple in form but elegant in detail. The low-pitched roof will be clad in cedar shingles. The elevations are characterised by continuous cedar louvred shutters behind which is the glazing to the building. These will ensure that the structure retains a sense of being a garden building in its landscape.
- 5.34 As part of the work, the shaded and gloomy walled area at the north of the garden will be removed -which by the evidence of the masonry is a contemporary construction. Two modern shed structures and fencing to the west of the garden that currently arbitrarily divides the garden space will be removed and the existing jacuzzi, plinth and pergola will also be removed – which currently detract from the immediate setting of the cottage. The verge

area will be much enhanced by the removal of the fake 'astro-turf', and sympathetic railings and arch installed.

5.35 The Garden Building will not have a detrimental impact on either the setting of the listed building, listed wall or the character and appearance of the conservation area.

5.36 It is set well back from the house, tucked into the top north east corner of the building providing ample garden space between it and the house. It is surrounded to the north and east by the high listed brick boundary wall (which will not be affected by the proposals) which also means that the structure is entirely screened from the surrounding area, and thus conservation area.

5.37 The removal of the other modern structures in the garden will enhance the garden setting to the listed building, as will the removal of the 'astro-turf' and installation of railings and arch.

Garden connection with Grove Lodge

5.38 Netley Cottage and Grove Lodge are currently under the same ownership and a discreet connection is desired between the two gardens.

5.39 The considerable evidence of historic mapping suggests that the two gardens were historically linked under a shared legal ownership and that the wall is a more modern construct.

5.40 Although this research would suggest that the wall is of lesser historic significance, it is proposed that the opening will be of a modest scale and the work would be reversible in the case of changed circumstances. Steps would be introduced to negotiate the approximately 1.5m difference in level between the two gardens. This will not cause harm to an element of special interest.

5.41 In summary, the proposed interventions at Netley Cottage have been carefully designed following detailed research into the evolution of the house. This evolution has been considerable.

5.42 Externally the proposals will repair and enhance the appearance and fabric of the house in a manner sympathetic to the historic materials that will be sympathetic to its character and special interest.

- 5.43 Internally the works will similarly aim to reverse the more insensitive recent interventions, retaining historic fabric where it remains and altering the contemporary stud partitions. The proposals will better reveal the remaining historic detailing and ensure a more authentic character to the house.
- 5.44 The proposed internal links between Netley Cottage and Grove Lodge will be simple, discreet and reversible and will not have any impact on the special interest of the house. Similarly the garden link will be modest and made through a wall that has been demonstrated to be relatively modern and not of historic importance.
- 5.45 The garden room, in effect, replaces the approved 2 storey extension with a simpler, single storey structure that has been designed to ensure that the setting of the house is retained (and arguably enhanced in comparison with the approved scheme).
- 5.46 Its location will ensure that the garden setting can still be appreciated and the louvred shutters will give it a discreet appearance.

## 6 Compliance with policy and guidance

- 6.1 This report has provided a description and analysis of the significance of the site and its heritage context, as required by Paragraph 189 of the National Planning Policy Framework. In addition, the report also describes how the proposed scheme will affect that heritage significance. The effect is positive, and for that reason, the scheme complies with policy and guidance.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.2 The conclusion of our assessment, contained in previous sections in this report, is that the proposed scheme preserves the special architectural and historic interest of the listed building and the setting of other nearby listed buildings as well as the character and appearance of the conservation area. The proposed development thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The level of 'harm' caused by the proposed scheme to heritage assets

- 6.3 As outlined in Section 4, the NPPF identifies two levels of potential 'harm' that might be caused to a heritage asset by a development: 'substantial harm...or total loss of significance' or 'less than substantial'. Both levels of harm must be caused to a *designated* heritage asset – in this case, the listed building, and the setting of nearby listed buildings.
- 6.4 The only potential for 'substantial' harm would be if the proposed scheme caused the loss of something central to the special interest of these heritage assets. There is nothing about the proposal that would give rise to this level of harm. The changes to the listed building and its setting, individually or cumulatively, do not reach the threshold of harm that would cause the scheme to fail to preserve its special interest.

- 6.5 It is clear from our conclusion at paragraph 6.2 above that the proposal will not cause harm to the relevant heritage assets. However, even it was regarded by others that a level of 'less than substantial harm' was caused, we believe that this is more than outweighed by the heritage benefits of the proposed scheme as outlined in the previous section.

#### The National Planning Policy Framework

- 6.6 In respect of Paragraph 192 of the NPPF, the proposed scheme can be described as 'sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. The house has been comprehensively altered over the past century and the proposals will ensure that the most important elements of this evolution are preserved and enhanced while reversing insensitive alterations and changes.
- 6.7 The proposed scheme complies with Paragraph 195 of the NPPF - it certainly does not lead to 'substantial harm to or total loss of significance of a designated heritage asset'. It also complies with Paragraph 196 for the reasons given in detail earlier in this report – the scheme cannot be considered to harm the listed building, but rather alters it in a fashion that has a positive effect on overall heritage significance. The proposals will also preserve the character and appearance of the conservation area. The scheme offers public benefits in the form of heritage benefits to the listed building and its setting.
- 6.8 The proposals will have a positive impact on the setting of the listed building by replacing the permitted 2 storey structure with one that is only a single storey, situated much further from the house and in a style that better reflects its garden setting.
- 6.9 The proposed garden room is, undoubtedly, a very good example of the 'innovative designs which help raise the standard of design more generally in the area' that is sought by Paragraph 63 of the NPPF, and it certainly 'promote[s]' and 'reinforce[s] local distinctiveness'.

Local Policy: London Camden Local Plan

- 6.10 For the same reasons as given in respect of the NPPF, the proposed development is consistent with Camden's Local Plan.
- 6.11 The proposals meet the Core Strategy CS14 in that they preserve and enhance the heritage assets and their setting and the proposed new building is of the highest quality, respecting the local context and character.
- 6.12 Similarly in respect of Policy DP24 of the DPD, the proposals are of the highest standard of design and have been developed with full consideration of the nature and qualities of the surrounding buildings and area. This includes the landscaping proposals around the structures as well as the physical works to Netley Cottage and the new garden building.
- 6.13 With regards Policy DP25, the proposals have had full regard for the conservation area statement, appraisal and management plan for the Hampstead Conservation Area and we believe the proposals ensure that the character and appearance of the conservation area at the least preserves its character (on the basis the proposals will be barely visible) and enhances it on the basis that it will introduce high quality design to the area.

**Conclusions**

- 6.14 In conclusion, we believe that the proposals preserve and enhance the special interest of the listed building, its setting and the setting of nearby listed buildings.
- 6.15 The proposals will also preserve the character and appearance of the Hampstead Conservation Area.
- 6.16 This will be achieved by the quality of design, materials and form, all of which has been borne out of a full understanding of the evolution and significance of the site – which has been demonstrated through both this report and the Design and Access Statement.
- 6.17 It is therefore felt that the proposals should be acceptable to the Council.

## Appendix One

### **Listing Description**

Netley Cottage

TQ2686SW LOWER TERRACE 798-1/16/1080 (East side)

14/05/74 No.10 Netley Cottage

GV II

Detached house. c1779, probably formerly a farmhouse. South west extension added c1910. Stucco with hipped tiled roofs. 2 storeys 3 windows. Former main entrance replaced by bay window; at north end a C20 French window. Recessed sashes with exposed boxing; tripartite sashes to ground and 1st floor on south end. INTERIOR: not inspected.

HISTORICAL NOTE: formerly the home of Chief Justice Coleridge. RL Stevenson stayed here

Garden Wall to No.10 Netley Cottage

TQ2686SW LOWER TERRACE 798-1/16/1081 Garden wall to No.10 Netley Cottage 14/05/74

GV II

Garden wall, formerly the western curtilage wall to the Admiral's House, Admiral's Walk (qv). C18. At north end interesting heads and masks carved in the brickwork.

Listing NGR: TQ2623786128

## Appendix Two

### **The Sharpe Family and the Grove (later Admiral's House)**

Henry Sharpe lived in Heath Street in Hampstead from c.1840. He was a Foreign Merchant trading from Fenchurch Street, dealing mainly with Portugal. In the 1871 census he lived at Grove House, aged 68 with his wife, four children (but not Sutton Sharpe), a visitor and four servants. He died at Grove House in April, 1873 leaving his widow and sons and daughters to reside there.

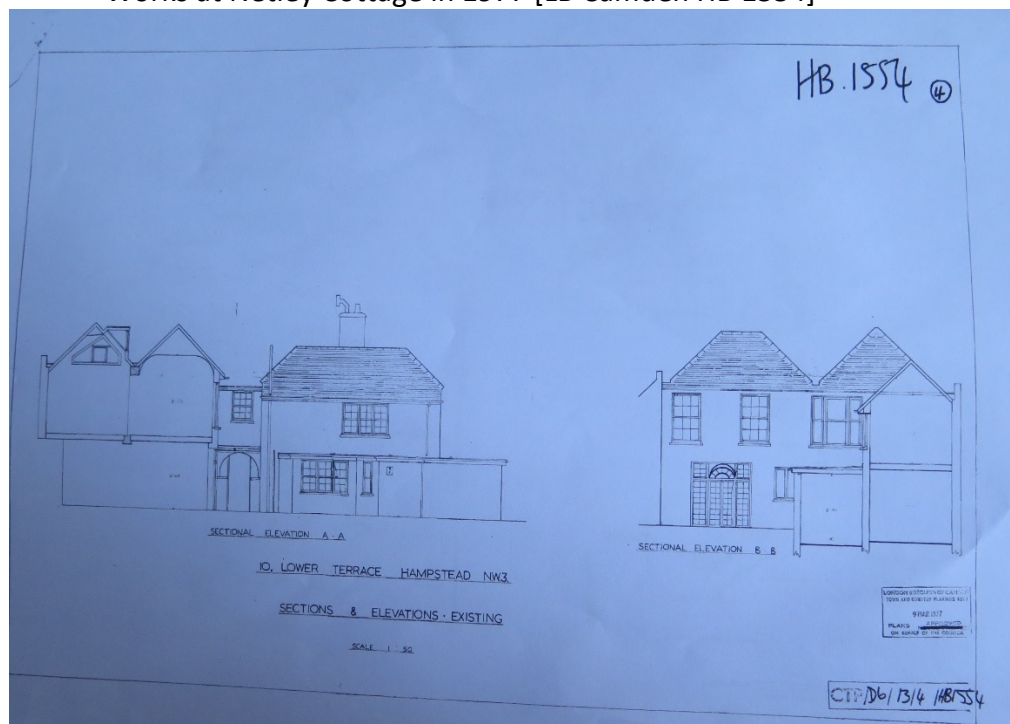
He was a philanthropic educationalist improving the minds of young shop-men and working-men. As early as 1840, when living in Heath Street, his sitting-room there would be filled every evening with these pupils. In the church is a memorial tablet placed there by sixty youths in acknowledgment of the instruction and mental cultivation which they had received from him. He gave practical and financial help to the subscription library at Stanfield House and worked hard preventing all building encroachments on the Heath. His widow continued to live at the Grove until her death, about twenty years after that of her husband.

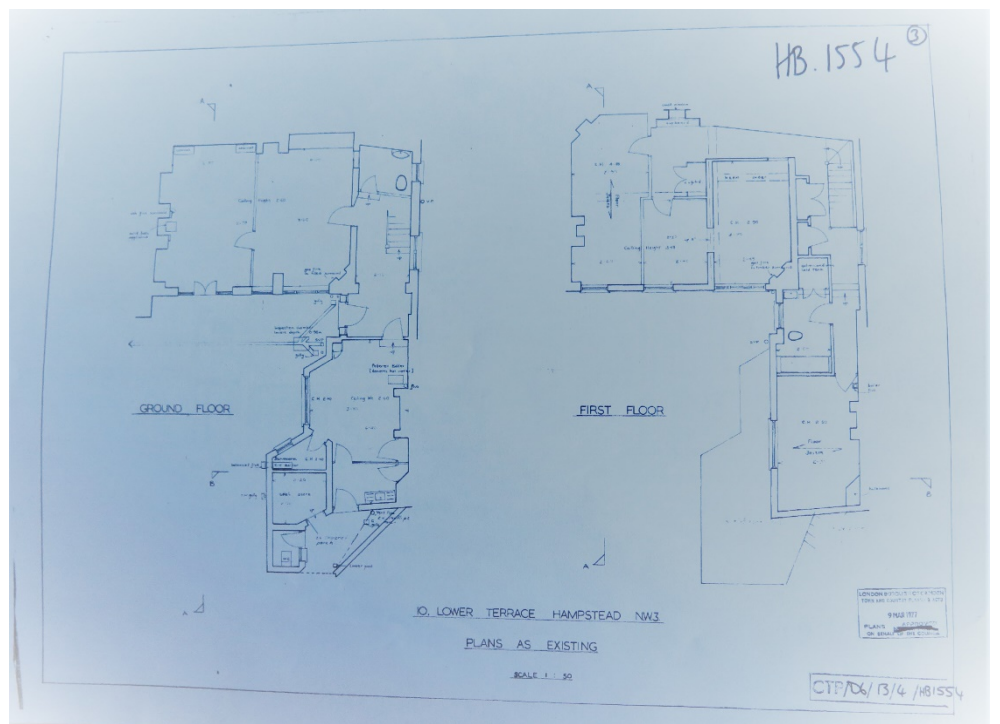
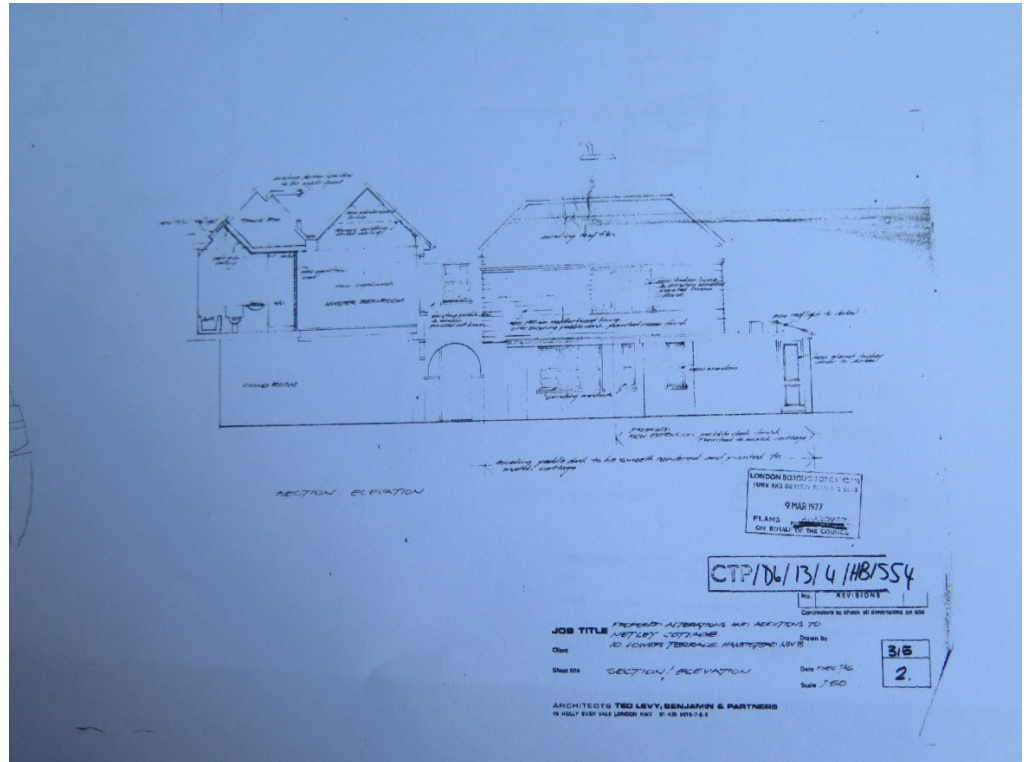
In 1881, Elizabeth Sharpe, widow was still at Grove House with Sutton Sharpe her son, who was described as a 38-year-old widower working as a Portugal merchant and Lieutenant of Volunteers, her two daughters and three servants. Sharpe remained there with his mother in 1891. However in 1901, Eliza Sharpe by then aged 91 lived at the Grove with her two daughters and three servants. Sutton Sharpe had remarried. His second wife was a well-known artist in early 20th century Hampstead.

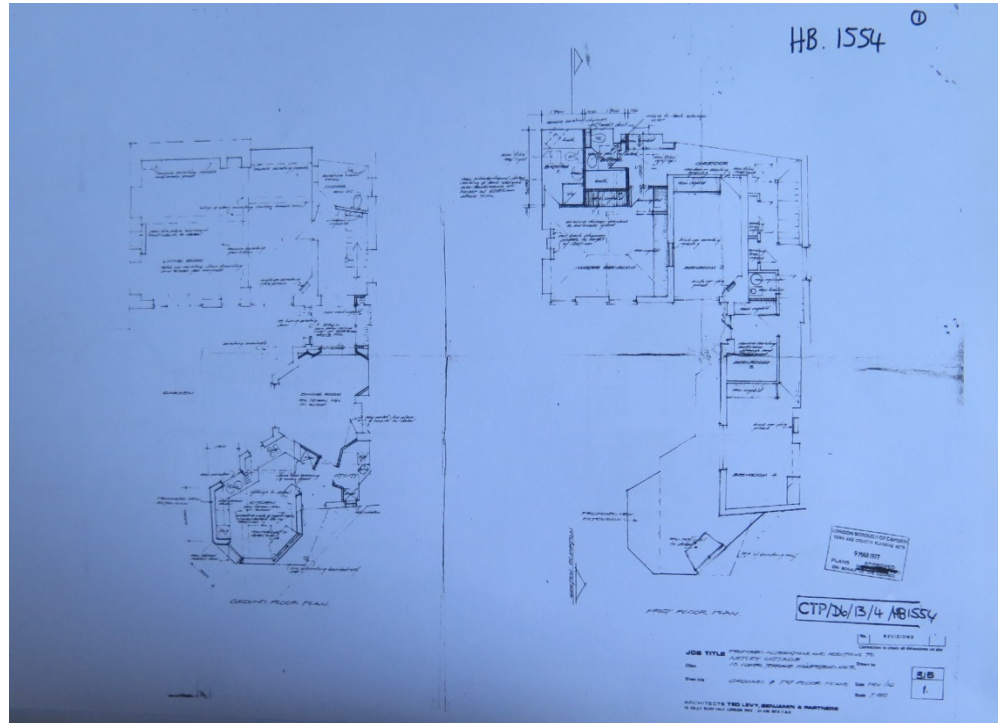


## Appendix Three

### Works at Netley Cottage in 1977 [LB Camden HB 1554]







## Appendix Four

### **Main Libraries and Archives Consulted**

The National Archives, Kew  
Historic England, Swindon  
London Metropolitan Archives, Clerkenwell  
Camden Local Studies and Archives Centre  
The Guildhall Library  
The Times online  
Historic Newspapers online  
Burgh House online image collection