

Heritage, Design and Access Statement.

19 The Mount, Hampstead, London, NW3 6ST

December 2020.

Hollins Planning on behalf of Mr Ian Greenhalgh.

Chartered town planners, Tintagel House, 92 Albert Embankment, London SE1 7TY.

02039481975 | 07809442799 | [hollinsplanning@btinternet.com](mailto:hollinsplanning@btinternet.com) | [hollinsplanning.co.uk](http://hollinsplanning.co.uk)

## Contents.

1. Introduction.
2. Location.
3. Designated Heritage Assets.
4. Planning History.
5. The Application.
6. Heritage Impact.
7. Conclusion.

## 1. Introduction

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- 1.1. Hollins Planning have been appointed to provide a heritage, design and access statement in support of a planning and listed building applications to replace and install 5 windows in the property.
  
- 1.2. The building is Grade 2 Listed. This statement assess the impact of the replacement windows on the architectural significance of the building and the character of the conservation area .

## 2. Location.

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- 2.1. No. 19 is a 2-storey property on the eastern side of The Mount. It is orientated sideways so its flank faces the street. The property also forms part of Conduit Cottage (93 Heath Street). The Mount is a small side road that runs parallel with Heath Street.



### 3. Designated Heritage Assets.

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*No. 19 The Mount /Conduit Cottage.*

- 3.1. The house was built in late eighteenth century. It was listed in 1974. The listing description is as follows.

CAMDEN

TQ2686SW HEATH STREET 798-1/16/812 (West side) 14/05/74 No.93 Conduit Cottage  
(Formerly Listed as: HEATH STREET No.93 Conduit House)

II

Semi-detached house at the rear of No.95 (not included). Late C18. Multi-coloured stock brick. Old tiled roof, half hipped at west end, with dormers. 2 storeys and attics. 3 windows. Doorway with fanlight and panelled door; C20 porch. Segmental arched, slightly recessed sashes with exposed boxing; ground floor has canted bay window with cornice. Parapet. Original lead rainwater head. INTERIOR: not inspected. HISTORICAL NOTE: this house was a greengrocers during the 1850s and is depicted as such in Ford Maddox Brown's painting "Work".



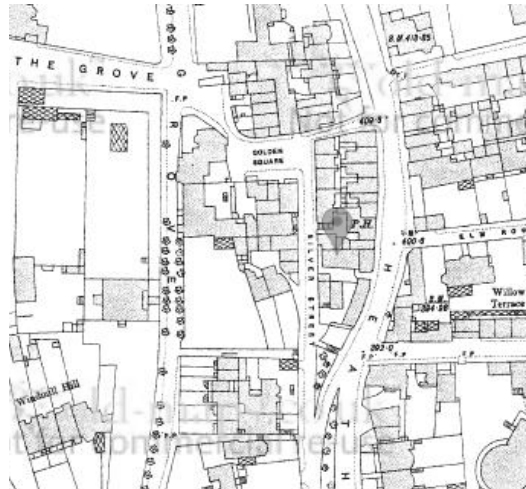
Ford Maddox Brown's 'work' view north of Heath Street (odds no's on left)

### Historic Maps

O/s extract 1874



O/s extract 1879



*Other designated heritage assets.*



Extract from Historic England mapping data.

1. 1, 2 and 3 The Mount Square (Grade 2).
2. x 2 Lampposts (Grade 2).
3. 4, 5 and 7 Mount Square (Grade 2)

4. 8 and 8a Mount Square (Grade 2)
5. Lamppost (Grade 2)
6. Caroline House (Grade 2)
7. Holly Cottage (Grade 2).

3.2. The site is also in the Hampstead Conservation Area (CA).

## 4. Relevant Planning History.

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4.1. The site has no relevant planning history.

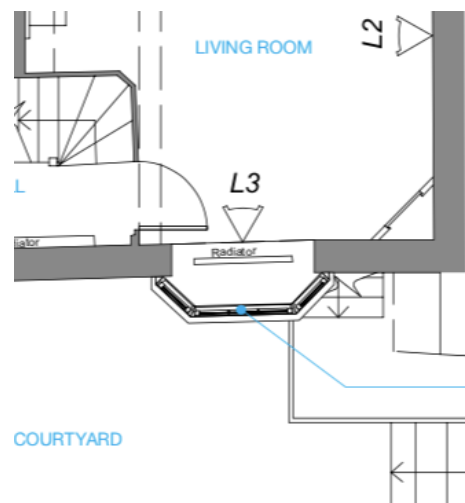
## 5. The Application

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5.1 The applications seek to replace 5 windows. These are detailed as follows.

### Ground Floor.

Living room bay window (southern elevation)



wood rot on bottom sill



First floor dormer windows (x 3 southern elevation and x 1 northern elevation).



5.2. All 5 wooden casement windows are in poor condition and need to be replaced. As detailed on the submitted drawings the applications propose a like for like replacement.

## 6. Heritage impact.

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*Policy context.*

### **NPPF (2019)**

Section 16. Conserving and Enhancing the historic environment.

#### Objectives

- LPA's should take into account the need to sustain and enhance a heritage asset and put them to use that is consistent with their conservation (para 192).
- If a development leads to less than substantial harm to the significance of a heritage asset, then the harm should be weighed against the public benefits of the proposed use (196).

### **London Plan (intend to publish version)**

Policy HC1 Heritage conservation and growth.

#### Objectives

Development should be sympathetic and conserve the significance of a heritage asset.

### **Camden Local Plan (2015).**

Policy D2 Heritage

#### Objectives

- Camden's rich heritage shall be preserving or enhanced
- The loss or substantial harm to a heritage asset shall not be permitted
- The council will not permit less than substantial harm, unless it is outweighed by the public benefits.
- Developments in conservation areas shall preserve, or where possible, enhance the character or appearance of an area.
- Alterations to a listed building will be resisted where it would harm the special architectural /historical interest of the building

6.1. The council's conservation area appraisal for Hampstead conservation area states:

*"The area to the west of Heath Street, between Church Row and Upper Terrace, contains the largest concentration of 18th 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'.*

- 6.2. The proposal to replace some of the windows constitute minor alterations to the building. Similar proposals to replace windows have been permitted on other listed building in the vicinity, including No. 12 The Mount (LB Camden refs 2014/2229/P and 2014/2516/L).
- 6.3. The significance of the CA will not be diminished by these works. The windows are a like for like replacement so they would preserve and arguably enhance, the character of the CA.
- 6.4. Turning to the Listed building. The existing windows are not original to the property and given these are would be identical to the existing then they will not harm its architectural significance.
- 6.5. The poor condition of the frames in the first-floor dormer windows can be seen from the street. The replacement with new wooden frames will therefore provide some, all be it a small, public benefit. The works also affirm the current occupier's commitment to keep the building in a good state of repair.

## 7. Conclusion.

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- 7.1. In the light of the issues raised in this statement, it is hoped the council will be in a position to approve planning and listed building consent.

Andy Hollins  
**Consultant Chartered Planner**  
**MA MRTPI**