

Grove Lodge
Admiral's Walk
London NW3 6RS

Application for Householder Planning
& Listed Building Consent

Design & Access and Heritage
and Planning Statement

Revision A: February 2021

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1.00 Foreword

1.01 Introduction

This Statement has been prepared to support an application for Planning and Listed Building Consent to carry out modest internal and external works at Grove Lodge, Hampstead. The owners of Grove Lodge have recently purchased the neighbouring house - Netley Cottage - and they wish to form connections between the two properties. The proposals affect the party wall between the properties and are set out in more detail in paragraph 3.01.

1.02 Recent Planning History

Proposals for the extension and refurbishment of Grove Lodge originally received approval from the local planning authority in October 2016 – in the form of both Planning Permission (ref: 2015/4485/P) and Listed Building Consent (ref: 2015/4555/L).

More recently, further approvals have been granted; including:

- Approval of Details ref: 2017/0058/P concerning landscaping and tree planting (20.01.17)
- Listed Building Consent ref: 2017/0050/L for various internal alterations. (24.01.17)
- Approval of Details ref: 2017/0510/L concerning erection of railings (30.01.17)
- Approval of Details ref: 2017/0511/P concerning erection of railings (30.01.17)
- Approval of Details ref: 2017/0512/P concerning erection of railings (01.02.17)
- Listed Building Consent ref: 2017/6050/L (04.12.17)
- Variation of Condition (Minor Material Amendments) ref: 2017/6046/P (12.01.18)
- Listed Building Consent ref: 2018/3340/L concerning Minor Alterations. (18.07.18)
- Listed Building Consent ref: 2018/3658/L concerning Approval of Details. (06.08.18)
- Listed Building Consent ref: 2019/2250/L Dismantling and rebuilding garden wall. (17.05.19)

In addition, there have been a number of approvals concerning removal or lopping of trees.

This document has been revised following discussions with the Planning Officer, Obote Hope, to omit a proposed additional linkage at first floor level

2.00 Context

2.01 Location and Heritage

2.01 The Site

Grove Lodge is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest as Grade II. The house lies within the Hampstead Conservation Area. The list description reads:

'Semi-detached house. Early C18 with later alterations and additions at rear, c1910. Stucco with tiled roof and dormers. 2 storeys and attic. Single window and single window lower extension at south end. C20 entrance portico in south-east angle. Plain stucco 1st floor band. Recessed sashes with louvred shutters. Parapet. INTERIOR: not inspected.

HISTORICAL NOTE: home of John Galsworthy, novelist and playwright, 1918-33, during which time he completed The Forsyte Saga and won the Nobel Prize for Literature (LCC plaque).'

Grove Lodge is one of a contiguous set of historic buildings including Admiral's House and Netley Cottage. The house sits between both, to form a relaxed composition of dwellings of various scales.

2.02 The House

Throughout its history, Grove Lodge has undergone a number of alterations. As noted in the Heritage Appraisal that accompanied the applications for Planning Permission and Listed Building Consent in 2016, the key points from this history of development are as follows:

- The building has grown from a modest cottage into a grander, enlarged Hampstead House;
- Historic and recent alterations have significantly enlarged the footprint of the original building and of built development on the site;
- The garden elevation of the building has been historically reconfigured;
- Alterations were made to the northern wing in the Edwardian period and in recent years, including the addition of bays and the removal of internal walls;
- The building has a mixed appearance with Edwardian and Georgian details
- The northern wing of the building has been completely reworked.

In addition, the most recent work has sought to respect and enhance this character, including returning the ground floor to a more cellular set of spaces.

3.00 Proposals and Design

3.01 Proposals

As noted in 1.02 above, the proposals have been revised following discussions with the Planning Officer. A connection proposed at first floor level has been omitted and the submission now comprises:

- Forming one internal opening to link Grove Lodge and Netley Cottage.
- Forming an opening in the wall between the gardens of Grove Lodge and Netley Cottage.

3.02 Connection between Grove Lodge and Netley Cottage

As noted above, the applicant is the owner of Netley Cottage and Grove Lodge. Although the houses will remain as discrete entities, with their own facilities and amenities, the intention is to create a modest connection between the ground floors of both. The work would be reversible if circumstances changed.

The ground floors of Grove Lodge and Netley Cottage do not align and therefore, to accommodate the change in level between the two houses, an internal staircase will rise against the party wall, within Netley Cottage, to link the two. A new opening will be made through the wall between the two dwellings. Historically, this was an external wall to an enclosed lightwell/courtyard on the Grove Lodge side. As this area has been recently adapted, no features or detailing of special interest will be affected by this work.

4.00 Access

The external means of access to Grove Lodge is not altered by these proposals. Access is created between the two dwellings and their gardens for the convenience and enjoyment of the applicants.

5.0 Compliance with Policy

5.01 The Policy Context

5.01.1 The National Planning Policy Framework

The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

In 2019, the Government updated the National Planning Policy Framework (NPPF). Section 16 of the NPPF deals with 'Conserving and enhancing the historic environment'. The document says that, when determining an application, local 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

5.01.2 Local Policy: London Borough of Camden

The relevant policies from the London Borough of Camden *Camden Local Plan 2017* set out the council's overarching strategy and focus 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.

Policy D2 (Heritage) says

Conservation areas

The Council will:

- a. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- c. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- d. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed buildings

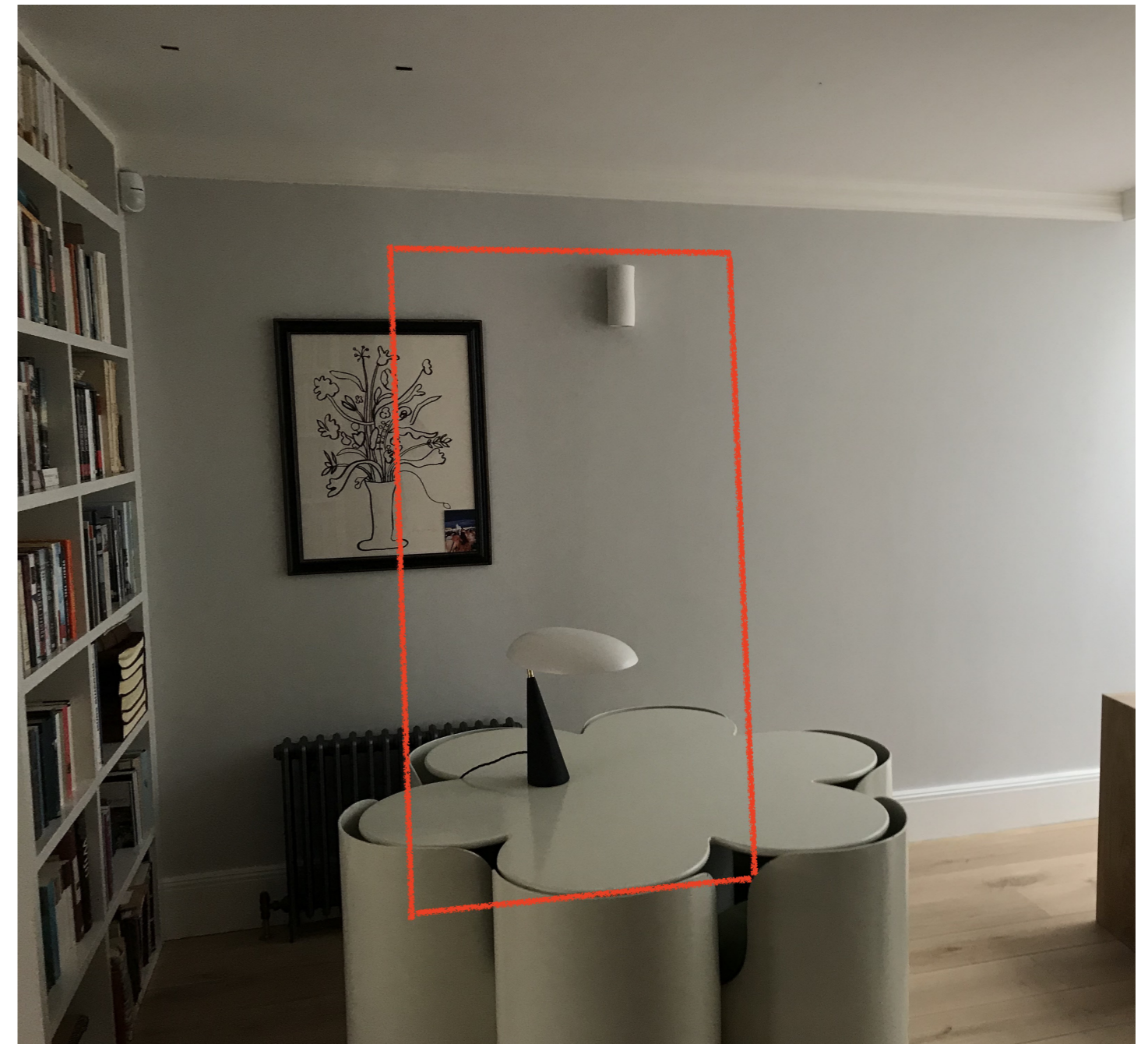
To preserve or enhance the borough's listed buildings, the Council will:

- a. resist the total or substantial demolition of a listed building;
- b. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- c. resist development that would cause harm to significance of a listed building through an effect on its setting

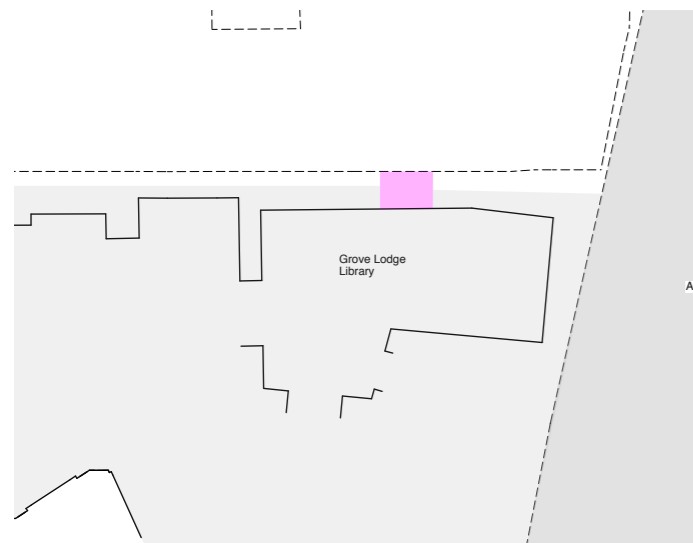
5.02 Summary of the proposals and their effect

5.02.1 Internal Alterations

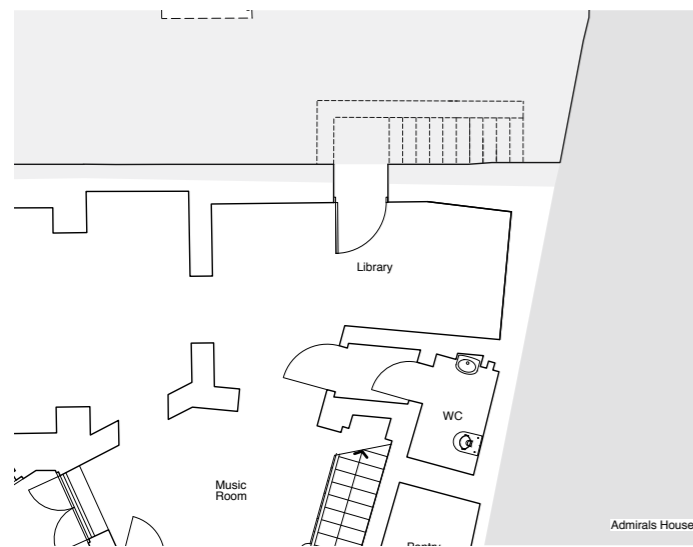
The internal alterations are minor in scope and their effect on the historic fabric of Grove Lodge small. They serve to create a conveniently liveable pair of dwellings that can be occasionally interlinked.



Approximate location of proposed opening at ground floor. The wall linings are part of the recently completed works



Existing ground plan (opening to be formed shown in pink)



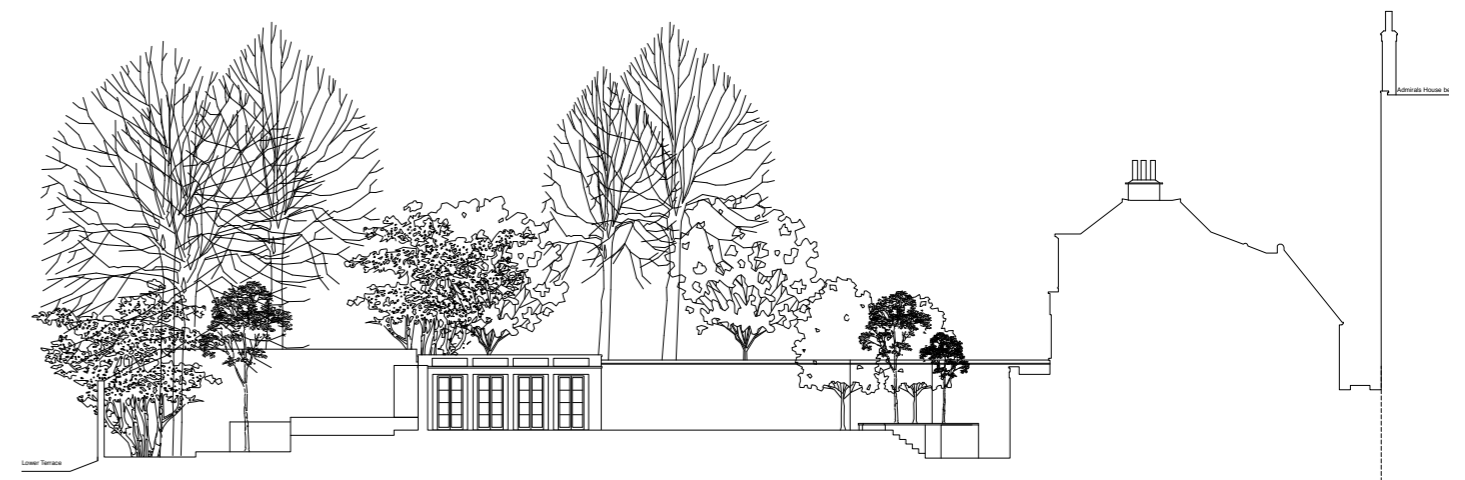
Proposed ground plan

5.02.2 External Alterations

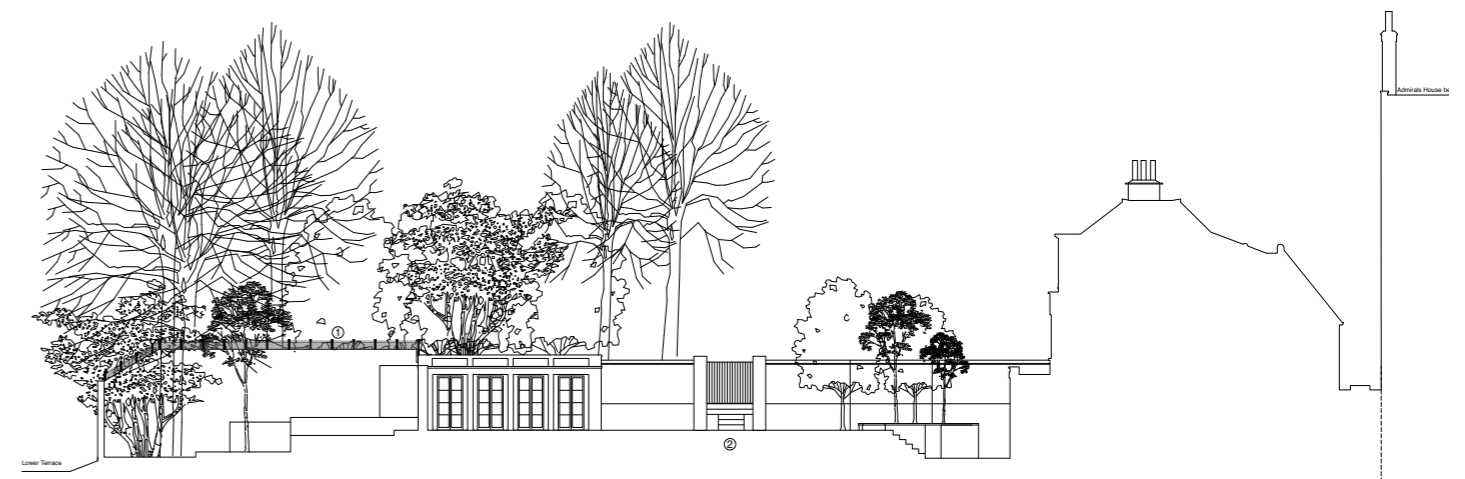
Linking the two gardens with a simple gateway allows the dwellings and their grounds to function as one, with minimal impact on the boundary walls. Of all the surrounding parcels of land, the boundary between the gardens of Grove Lodge and Netley Cottage was the last to be formalised, as the two properties were in the same legal ownership (along with Admiral's House) for much of their history. The Heritage Appraisal for Netley Cottage prepared by Portico Heritage Ltd. notes that:

"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".

The two houses now belong to the same family, who wish to allow access between the gardens - and to enjoy them as places of different character but unified by common design themes. The opening will be of a modest scale and the work would be reversible in the case of changed circumstances. Steps are designed to negotiate the approximately 1.5 m difference in level between the two gardens.



Garden wall between Grove Lodge and Netley Cottage: Existing



Garden wall between Grove Lodge and Netley Cottage: Proposed

5.02.3 Forming openings between the two dwellings.

The proposals to join the two dwellings internally are modest in their impact on the fabric of the buildings. As with the work to the garden walls, this would be reversible if ownership or circumstances changed.

In terms of the functioning of two dwellings as one, the proposal does not involve a change of use. Section 55(3)(a) Town and Country Planning Act 1990 states that “the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used”. Under the Act, therefore, planning permission is not needed to combine two dwellinghouses into one.

This has been recognised by the Council in granting various Certificates of Lawfulness (see approvals reference 2019/4264/P and 2019/3652/P). It was also recognised in an appeal decision in Camden dated 15 January 2018 (reference APP/X5210/X/17/3172201). The applicants acknowledge, however, that Listed Building Consent would need to be secured for this work in relation to Grove Lodge.

5.03 Meeting Policy

In terms of the relevant provisions in section 16 of the NPPF and Camden Policy D2 (Heritage), the proposals cause no harm to the architectural or historic interest of the building and comply with relevant policies.

6.00 Conclusion

The proposals have been conceived with consideration for the significance of the listed Grove Lodge and the character and appearance of the conservation area, and aim to preserve and enhance the charm of this corner of Hampstead, through high quality and contextual design.

7.00 Schedule of Drawings and Documents

4orm Drawings and Documents

Site Plan:

4143-X.01 Site Plan and Location Plan

Existing and Proposed:

4143X.03_A Ground Floor Plan

4134-X.04 Second Floor Plan WITHDRAWN

4134-XP.10_A Existing and Proposed Section

4134-XP.11_A Existing and Proposed Section

4134-XP.12 Existing and Proposed Section WITHDRAWN

4134-XP.13 Existing and Proposed Garden Section

Design & Access and Heritage and Planning Statement:

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