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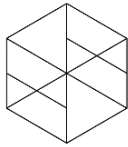
Heritage Appraisal
No. 5 The Grove, London, N6 6JU
May 2021

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No. 5 The Grove, Highgate, London, N6 6JU



May 2021



1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent in relation to no. 5 The Grove, London, N6 6JU. The proposals involve internal and minor external alterations. This appraisal is intended to establish the historic development of the existing building and its resulting significance in historic environment terms. The report then considers the effects of the proposed scheme on the significance of the existing building.

1.2 No. 5 is a grade II listed building situated within the Highgate Conservation Area (LB Camden). It was added to the statutory list in 1954. This is a comparatively early date particularly for a building which was only twenty years old at the time of listing. The list description for the building notes that:

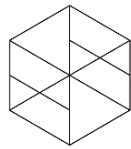
Semi-detached house. Original house c1688 built by William Blake; rebuilt, retaining general appearance c1933 by CH James. Red brick with plain brick band at 1st floor level and below parapet. 3 storeys and basement. 4 windows and single window recessed bay to left. Wooden doorcase with shaped brackets to hood; panelled door and radial patterned overlight. Flush framed sashes with exposed boxing; ground and 2nd floors with segmental arches, 2nd floor has flat arches. INTERIOR: not inspected but noted that little remains of the original - during rebuilding some sections of early C18 wallpaper were found beneath painted deal panelling. SUBSIDIARY FEATURES: attached cast-iron railings to areas and forecourt on low brick wall. Gateway with lamp overthrow and lantern.

1.3 The list description identifies several areas where value may be attributed to the existing building:

- The association of the site with William Blake who built nos. 1-6 The Grove in c. 1688;
- The relationship between no. 5 and others in the same group;
- The work undertaken by Charles Holloway James who rebuilt the house c. 1933;
- Its physical character and appearance;
- Its subsidiary features such as external railings and gate with overthrow.

1.4 Obviously, the purpose of the list description is principally for identification purposes although features, fabric and other aspects of a listed building's significance can be captured within a list description. The above values are not therefore an exhaustive list of all elements that contribute to the building's significance. Certainly, the associations with Blake and James are important considerations and these are addressed below. The following report also considers the value of later works such as those carried out in the early 1980s and then in the early 2000s.

1.5 No. 5 The Grove also forms part of the Highgate Conservation Area (designated by LB Camden in 1968 and extended in 1978 and 1992). As the significance of the listed building and its setting have been taken into account in the development of the proposals so too has the contribution the site makes to the character and appearance of the conservation area. While it is considered that the proposed external alterations will preserve the character and appearance of the conservation area, the effects of the proposals are discussed in more detail below.



1.6 There are also a number of nearby listed buildings, the significance and setting of which have also been taken into account in the development of the proposals and in the preparation of this appraisal. The most relevant include nos. 1-4 and no. 6 The Grove – the wider group of which no. 5 forms part.

1.7 Historic research has been carried out at LB Camden's Local Studies and Archives Centre albeit remotely due to the recent closure of all local, regional and national archives. LB Camden's historic planning files have also been consulted. Research has also been informed by additional desk based and bibliographic sources. Enough documentary evidence has been found to inform the storey of no. 5's historic development. This, coupled with the findings of the site assessment, have built a sufficiently detailed account of the building and its resulting significance. Further information may come to light at a later stage that informs this account and assessment.

1.8 Although the availability of documentary information is currently limited, sufficient evidence has been found that informs the story of no. 5's historic development. This, coupled with the findings of the site assessment, have built a sufficiently detailed account of the building and its resulting significance. Further information may come to light at a later stage that informs this account and assessment.

Relevant planning history

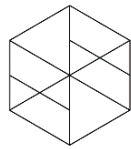
1.9 As set out below, the existing house was built in 1933. Since that time, several applications have been approved that have significantly altered the 1930s house and affected its special interest as a grade II listed building. These include:

- Application reference: HB2718(R): 22/07/81: *The removal of the entrance porch and its replacement by a canopy formed of hood and brackets over the entrance door.*
- Application reference: HB2603(R1): 16/06/81: *Works of refurbishment in connection with the modernisation of the property.*
- Application reference: LEX0201027: 18/02/2003: *Repair and renewal of internal and external fittings and finishes, including roof coverings (to match existing) and addition of new stack.*
- Application reference: 2003/1298/L: 11/03/2004: *Submission of details of chimney stack pursuant to additional condition 01 of the listed building consent dated 18/02/03 (Reg No. LEX0201027).*
- Application reference: 2008/2510/P: *Reduction in size of the existing covered veranda at rear ground floor level to dwelling house.*

1.10 The effects of these applications on the special interest of the listed building are considered in more detail in Sections 2 and 3 below.

Pre-application advice

1.11 Pre-application advice on the proposed scheme has been sought from the London Borough of Camden and Historic England. Pre-application consultation has also been carried out with the Highgate Conservation Area Advisory Committee (CAAC).



1.12 Pre-application advice from LB Camden and Historic England was supportive of the proposals. The pre-application advice received from LB Camden is summarised on page 9 of the Design and Access Statement. Feedback from the CAAC was also supportive.

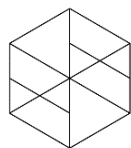
Report structure

1.13 The following section (Section 2) provides an overview of the main phases of the existing building's historic development. Section 3 considers the resulting significance of the building and Section 4 assesses the proposed scheme against that significance and relevant historic environment policy (set out at Appendix A).

Author

1.14 Site assessment and archival research have been undertaken by Kate Graham of The Heritage Practice. Kate Graham (MA (Hons) MA PG Dip Cons AA) has extensive experience in dealing with proposals that affect the historic environment having in recent years been Design & Conservation Manager at the London Borough of Islington and Senior Historic Buildings at Areas Adviser at Historic England. She also has an extensive background in research, in policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in building conservation. Kate is also a member of the London Borough of Islington Design Review Panel and the London Borough of Hackney Design Review Panel.

1.15 Additional research has been undertaken by Dr Ann Robey FSA, a 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 Historic development

Introduction

2.1 A house was first built on the site of no. 5 in c. 1688. This house is relatively well documented, particularly in the *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate* (1936). As in introduction to the buildings at nos. 1-6, the *Survey* writes that 'In the early days of the 19th century the houses now numbered 1 to 6, The Grove, together with two adjoining ones that used to overlook the top of West Hill, must have formed an architectural group as representative as any in London of the work of the late 17th and early 18th centuries. To-day, however, so many alterations and additions have been made to the original structures that it is no longer easy to realise their original beauty, although many details of interest still remain.'

2.2 Evidently, even by the 1930s all the buildings that originally formed the group at nos. 1-6 had all been altered in some way. The original house at no. 5 had by time of publication of the *Survey* in 1936 been fundamentally transformed following its rebuilding in c. 1933. The *Survey* notes that 'When Mr. C. H. James, F.R.I.B.A., was recently entrusted with the reconstruction of No. 5, a careful inspection of the house revealed the fact that so much of the early structure had been cut away or otherwise interfered with that the only course left was to replan and rebuild it altogether.'

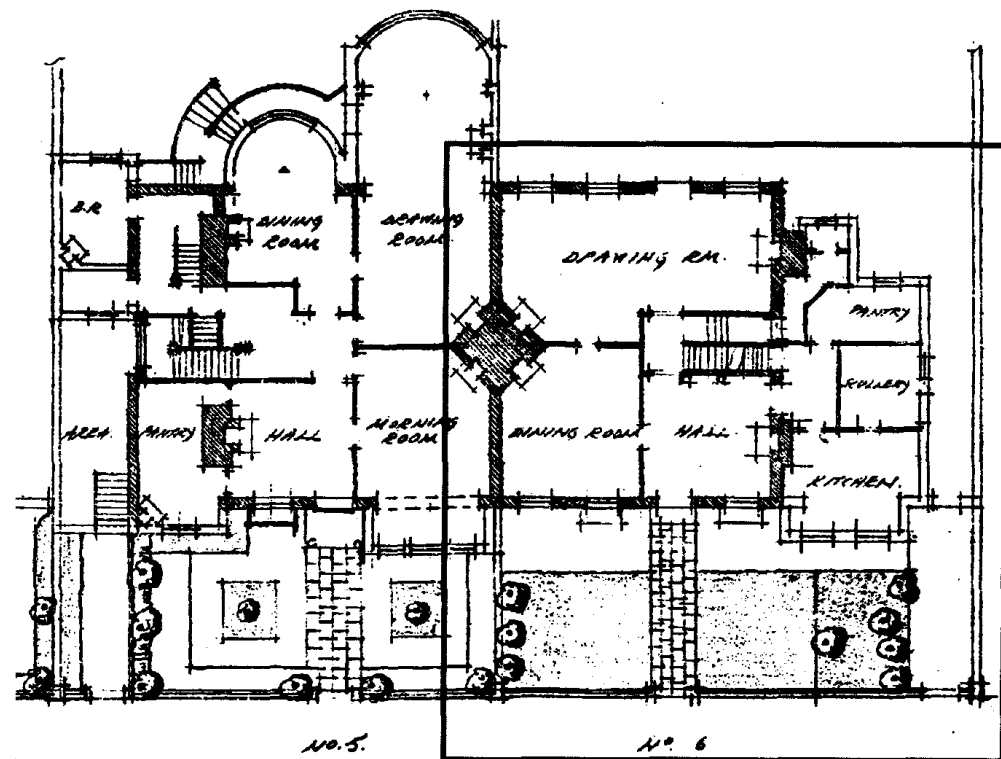
2.3 The *Survey* went on to note that: 'Thus it comes about that No. 5, while it displays a plan that differs entirely from the other five, yet possesses an elevation dating from the 20th century which represents the house as it would have appeared before a large square bay window had been added to it in the 19th. To that extent it has been brought into closer consistency with the general character of the row.'

2.4 Whether or not James's work achieved this is debatable given the resulting character and appearance of his building as shown below. What is clear from the following account of the building is that there have been four distinct phases of development that have shaped the existing building and its resulting significance:

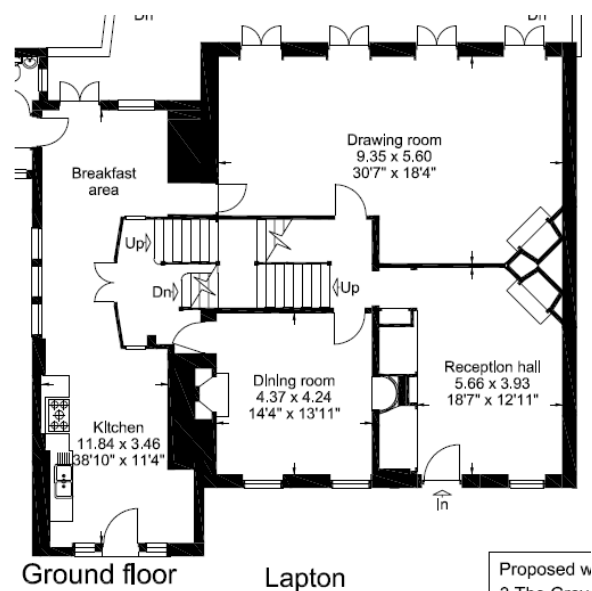
1. The original 1688 house that was much altered by the 1930s but influenced the next phase of the building's development, together with the neighbouring buildings at nos. 1-4 and no. 6;
2. The reconstruction of the original house (with 18th and 19th century alteration) in the early 1930s by CH James. This entirely replanned the external envelope of the building and its interior;
3. Work undertaken in the early 1980s that removed many elements of James's original design and altered others;
4. Further alterations undertaken in the early 2000s removed the existing building further from the form and plan

2.5 Phases 3 and 4 of the building's history have both removed the building further from its 17th century origins and the influence this had on its 1930s external and internal character and appearance. These phases also removed James's interior while leaving the external envelope of his building intact.

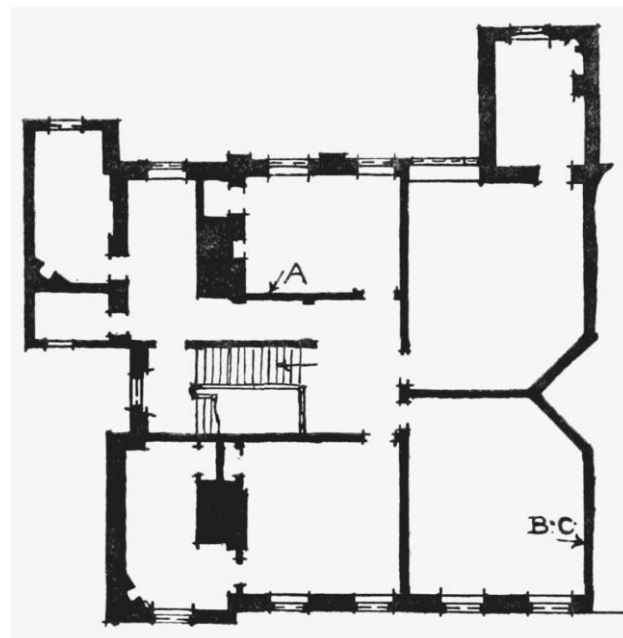
2.6 The resulting building is one with its external envelope, as conceived by James, largely unchanged. However the interior plan form, circulation and decorative scheme that James designed in the 1930s has been fundamentally altered and there is little of his work that survives. The existing building is therefore characterised principally by its 1930s exterior and its late 20th/early 21st century interior.



Nos. 5 and 6: 1920s



Existing plan of no. 3, 2011



Early 20th century plan of no. 5 First floor.

Phase 1: The original house with 18th and 19th century alterations

2.7 The earliest available plan of the house was made prior to its reconstruction in the 1930s (see following page). The original plan of no. 5 is likely to have been similar to that depicted for no. 6 with the same plan as its matching pair. The arrangement at no. 6 included three principal rooms orientated a central stair compartment aligning with the spine wall. Fireplaces were set in the angle of rooms on the party wall with substantial stacks to on the external wall to the south.

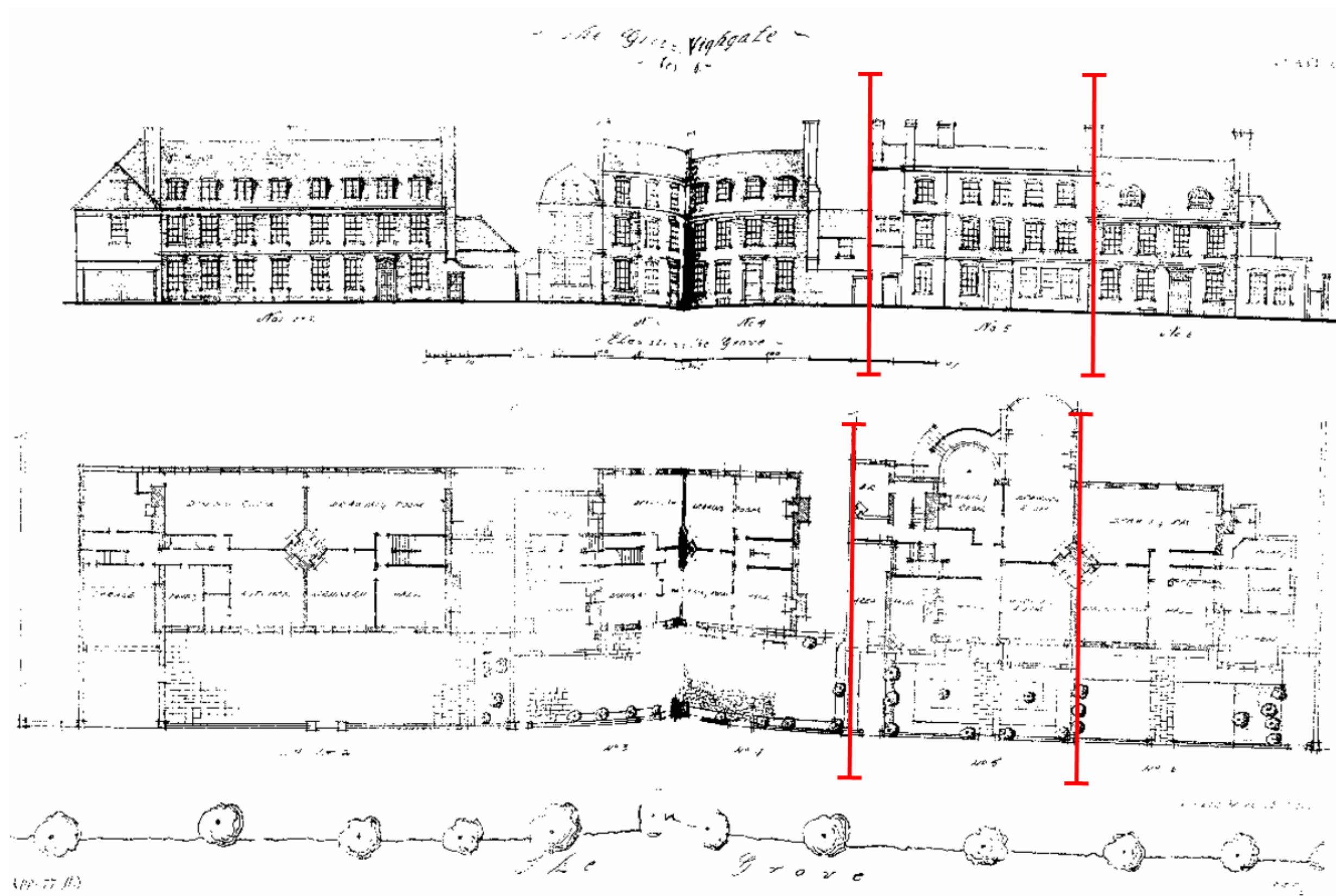
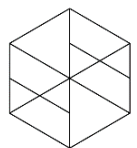
2.8 The buildings as erected by Blake in the late 17th century at nos. 1-6 were erected as three pairs of semi-detached houses. The Survey records that 'Each house contained three rooms on the ground floor and a hall with a space for the staircase, which was planned against the side external wall between the hall and the smaller room on the garden front. A feature of the plan was the massive chimney-stacks, in some cases starting from the ground floor. Four angle fireplaces, two to each house, formed a diagonal block in the centre of each pair, while the north and south elevations consisted largely of a pair of great stacks with the staircase lights between them.'

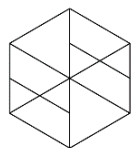
2.9 The Survey goes on to note that 'Each house consisted of a basement, ground and first floors with attic, and the elevations from the beginning must have shown four openings on each of the principal floors. On the ground level the second opening from the north or south was usually the front door leading into the hall. A plain brick string course marked the position of the first floor and a moulded cornice with grouped modillions extended right across the fronts of each pair of houses just above the first-floor windows, the attic above being lighted usually by four, but occasionally by two, dormer windows.' This original external appearance is retained at nos. 4 and 6 (both of these houses are listed at the higher grade of II* presumably partly for this reason).

2.10 Further: 'Each pair of houses had two parallel roofs running right through from north to south terminating in twin gables between each group of chimneystacks. The rooms were apparently finished internally with typical late 17th- or early 18th-century panelling (large panels above a dado) with the moulded cornices of the period. In one case [no. 5] examples of early wallpaper have been found beneath the old panels. The angle fireplaces in the principal rooms were presumably all treated on similar lines with bolection moulded surrounds and two oblong panels above and narrow ones at either side. One of these typical surrounds can be seen to-day in the back attic at the top of the staircase in No. 4. The staircases show some variation in design, but in certain cases they may represent later insertions.'

2.11 The adjacent 1920s plan of nos. 1-6 highlights that the original arrangement of three rooms arranged around the centrally located stair had evolved at no. 5. Large extensions had been added to the garden elevation and indeed, this elevation had accrued a series of alterations and extensions that resulted in a characterful and distinctive appearance (see page 8 below).

2.12 The plan form had also evolved, taking advantage of later extensions to create a larger four-room plan and introducing a secondary staircase. Principal structural elements such as the main stacks, chimneys breasts and the main staircase were retained. The secondary staircase was situated at the rear of the property in its south-western corner. The former attic storey with dormers was converted into a sheer storey during the 18th century.





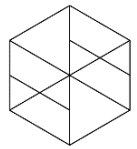
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Left: No. 5 The Grove, flank elevation 1932
Right: No. 5 and 6 The Grove, street elevations, 1932



Rear elevation before reconstruction



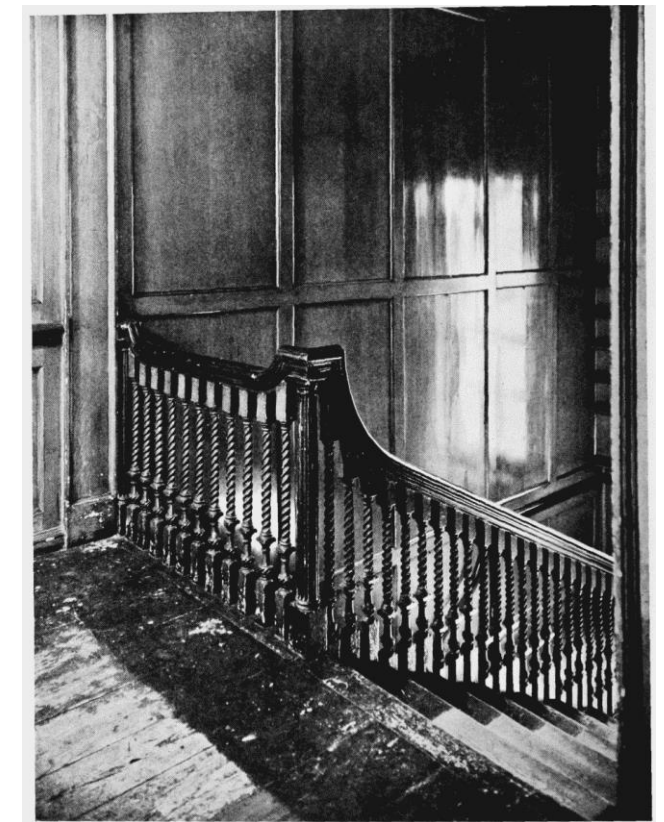
Ground floor room, north-west corner before reconstruction

2.13 Sales details of c. 1932 records the pre-1930s house on the site in some detail. This document, held by the Camden Local Studies and Archives Centre sets out that:

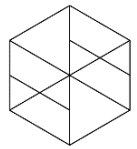
'The first general impression of no. 5, The Grove, is one of the thoroughness with which it was built. It is not only substantial but ornamental in a refined and characteristic manner, for the panellings belong to a great period of art of the paneller. All the rooms are enriched, and so too was the fine old staircase – the latter, indeed, is one of the chief features of the house. Its wide steps and easy gradient invite the weary feet, and its carved brackets and delicately twisted balusters show the refinement with which the early Georgian builders handled the Jacobean tradition.'

2.14 The sales details provide some interior photographs from the early 1930s that give an indication of its 17th-19th century architectural character and appearance. The fine staircase dated to the early 18th century. It led from ground to first floor only and had a cut string with carved brackets, three spiral balusters to each step and fluted columns for newels. The *Survey of London* states that the early 18th century staircase replaced an earlier example and that when the former was added to the building, a secondary staircase was also introduced.

2.15 In 1936, the *Survey* reported that at the time of the building's reconstruction c. 1933, only the stair, some door furniture, a couple of later fireplaces and examples of early 18th century wallpaper were considered to be of interest.



Detail of the early 18th century staircase: panelling, handrail and balustrading



James's secondary staircase at no. 5 (now removed), *Architecture Illustrated*, March 1936

Phase 2: 1930s reconstruction (draft)

2.16 The characterful and picturesque building depicted in the sales details of 1932 was completely demolished and rebuilt in the early 1930s. As noted above, the Survey reported that: *'When Mr C H James FRIBA was recently entrusted with the reconstruction of No. 5, a careful inspection of the house revealed the fact that so much of the early structure had been cut away or otherwise interfered with that the only course left was to replan and rebuild it altogether.'* This decision resulted in Phase 2 of the building's history as set out below.

2.17 Charles Holloway James (1893-1953) was a highly regarded architect of the early 20th century. He undertook numerous domestic commissions, in addition to other areas of work, and was particularly active in Hampstead Garden Suburb. There are numerous listed buildings attributed to him in the Hampstead area. Holloway was a proponent of the 'modern home' while also being an admirer of the Georgian aesthetic. In the redevelopment of no. 5, he was presented with the opportunity to create a new, modern house while paying due respect to its history and to that of the neighbouring houses.

2.18 In *Modern English Houses and Interiors*, a book edited by James in 1925, gives some indication of his approach in the planning and design of houses. James wrote:

'The cry for labour saving in the home has been insistent, and all sorts of inventions, workable and unworkable, have been placed on the market to meet it; but the architect knows what is gradually being realised generally, that the basis of domestic labour saving in the actual planning and designing of the house.'

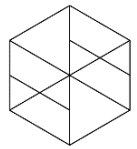
'Architects, and especially those of the younger school, realise that the low beam ceiling and the small latticed window, with the imitation half-timber façade is by no means in keeping with the modern outlook and method of living. Simplification both in external and internal design is accepted as right and proper in domestic work.'

'From most of the illustrations in this book it will be seen that there is a strong leaning to the Georgian tradition in building which is perhaps more in keeping with present day life. While it must be admitted that the mere copying of the work of our Georgian forefathers would stultify progress in domestic design, it is generally accepted that from their work the threads of tradition may be taken up and developed on lines to meet our present needs.'

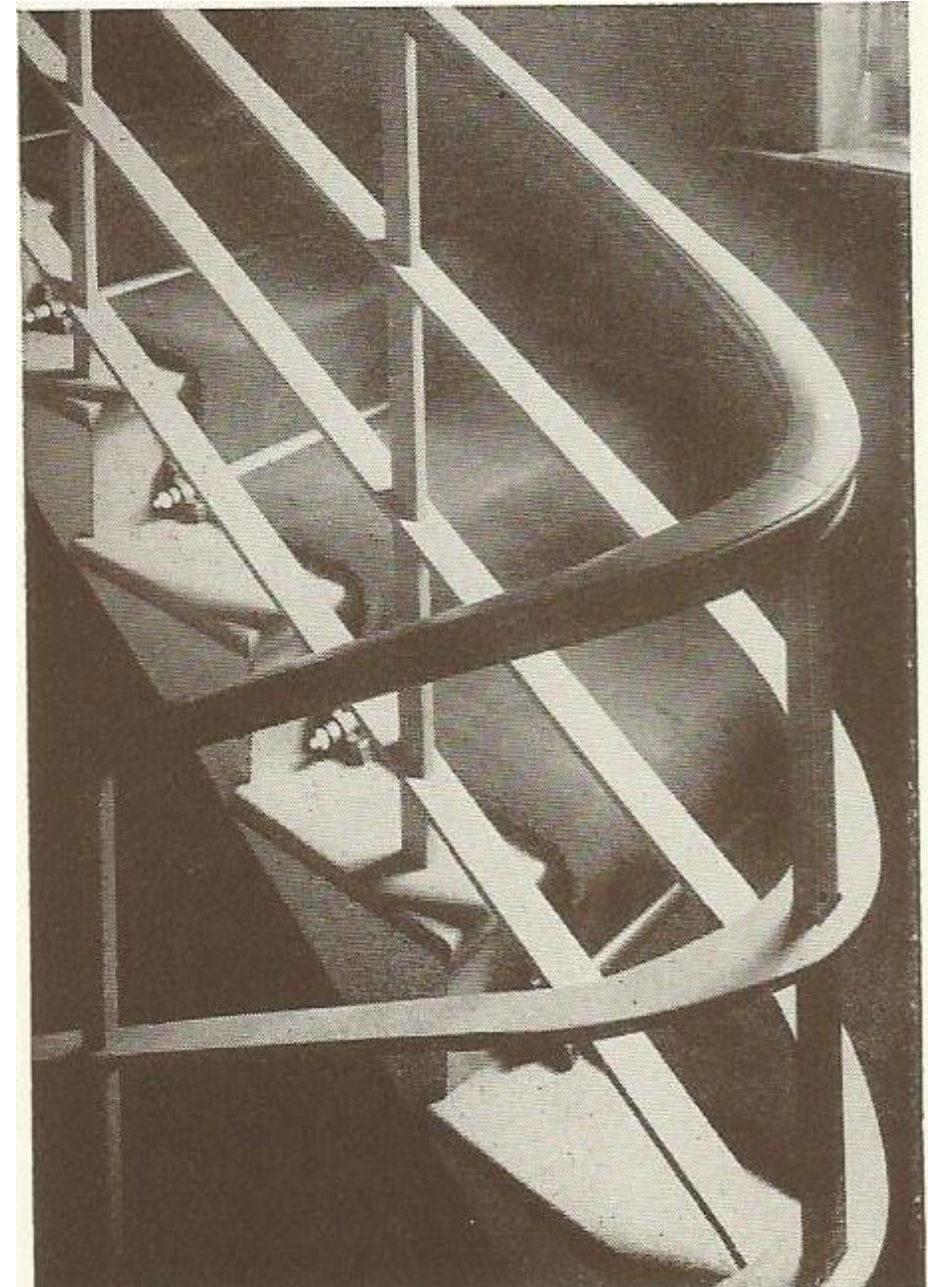
'The general interest in and desire for colour has opened up a wide field to the architects which many have used with considerable effect.'

2.19 For James, these views were translated into the new house at no. 5, apparently to good effect. He did not plan to reinstate the house as before but responded to the historic and architectural interest of the original building and its neighbours in planning and layout, the reconfiguration of the pre-existing stair and, to a degree, internal decoration. James also retained the original Georgian columns from the front entrance and reused them in the new front porch.

2.20 An article in *Architecture Illustrated* of 1936 suggest that colour was well used in internal decoration and fittings and that the interiors were light and bright with modern fittings of the 1930s (page 10). The *moderne* secondary staircase had a walnut handrail, was painted cream and was laid over with an emerald green carpet.



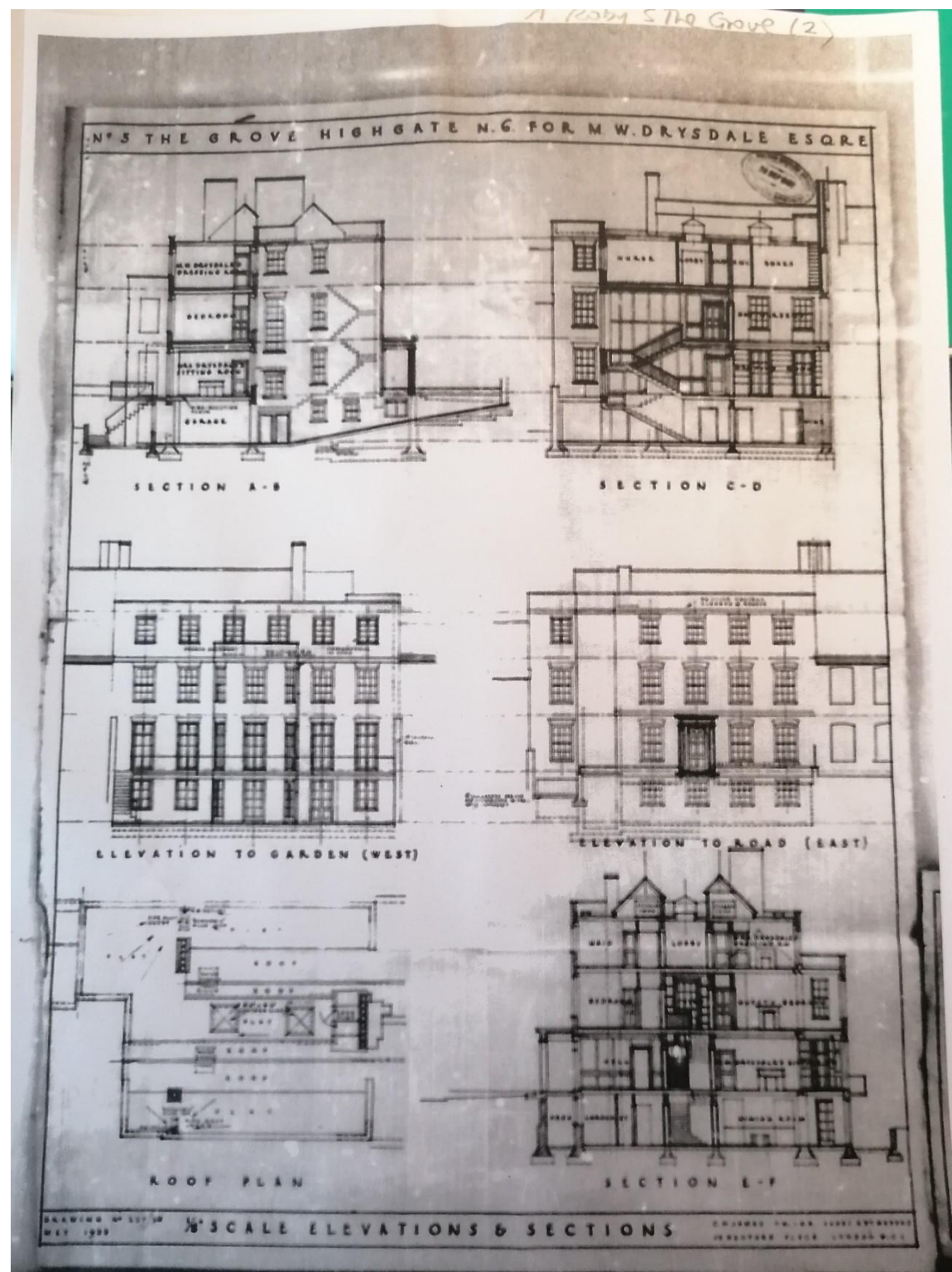
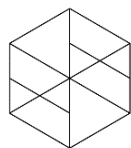
James's interior as illustrated in *Architect and Building News*, 1936. The article notes that 'This spacious and well-equipped kitchen is typical of the present day requirements of the moderately large house.' The article also notes that the walls of the dining room were 'painted a warm cream colour.'



THE STAIRCASE.

The staircase is covered with an emerald green carpet, the walls are cream in colour.

Detail of James's secondary staircase, *Architecture Illustrated*, March 1936



Sections and elevations, *Drainage Plans*: LB Camden

2.21 The Georgian aesthetic was evident externally and internally. James's principal elevations were somewhat austere and stripped back and they still have the appearance of a neo-Georgian, 1930s house. The building as a whole does not quite relate to the softer, more evolved elevations of others in the group which of course benefit from a greater age and patina.

2.22 The original house was four bays wide, potentially with an ancillary/secondary side wing. By the 1920s, the house had become a larger scale than originally intended with a flush second storey and a fifth southern bay that extended beyond the front building line of the main house and was afford greater prominence because of this. This ran against the general architectural composition of the original houses. This is presumably why James recessed this element while retaining its full height and removed the windows. In doing so, the original four bay composition, albeit a new elevation, was reintroduced. James took this reinstatement further by removing the bay at ground floor.

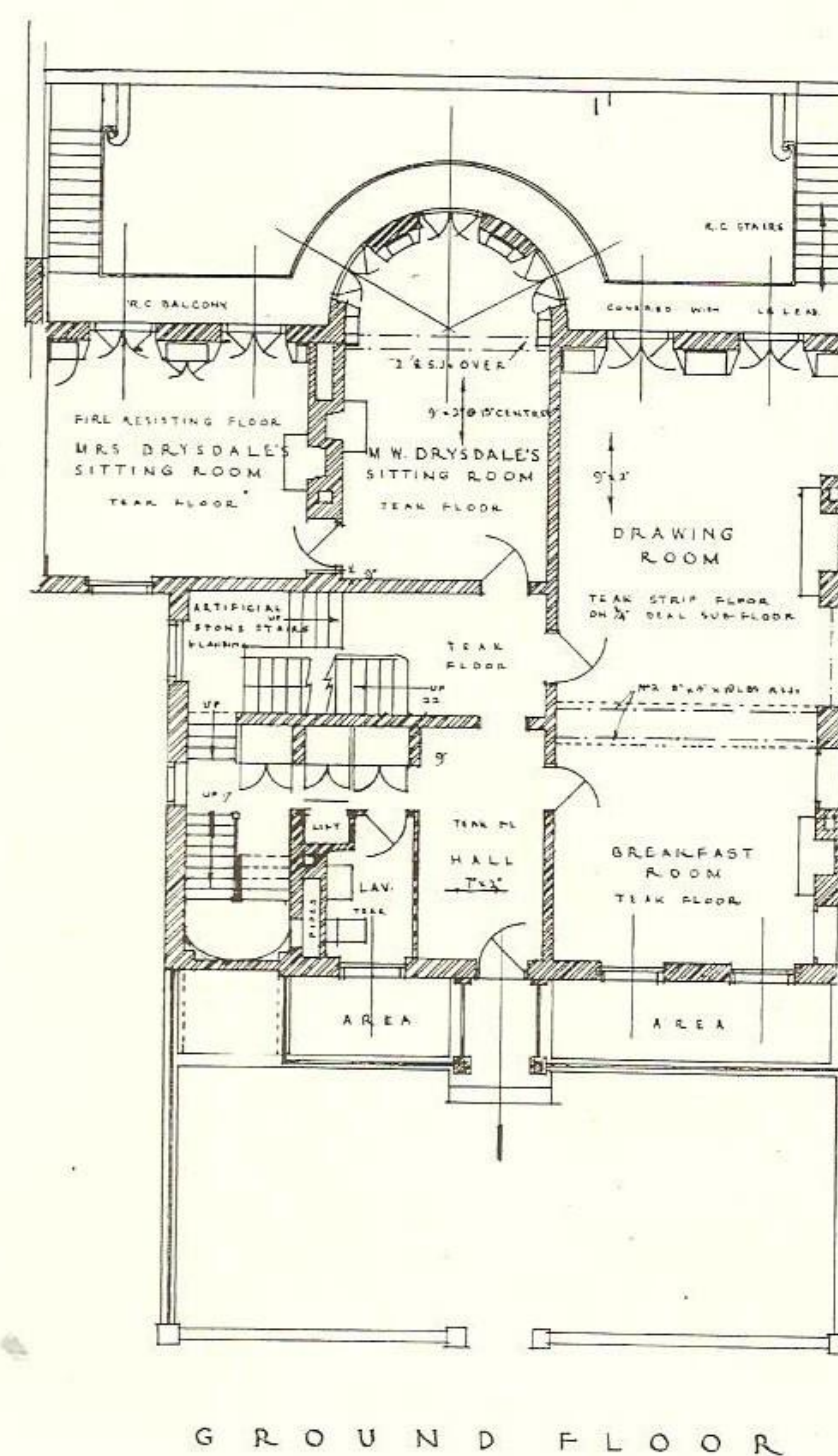
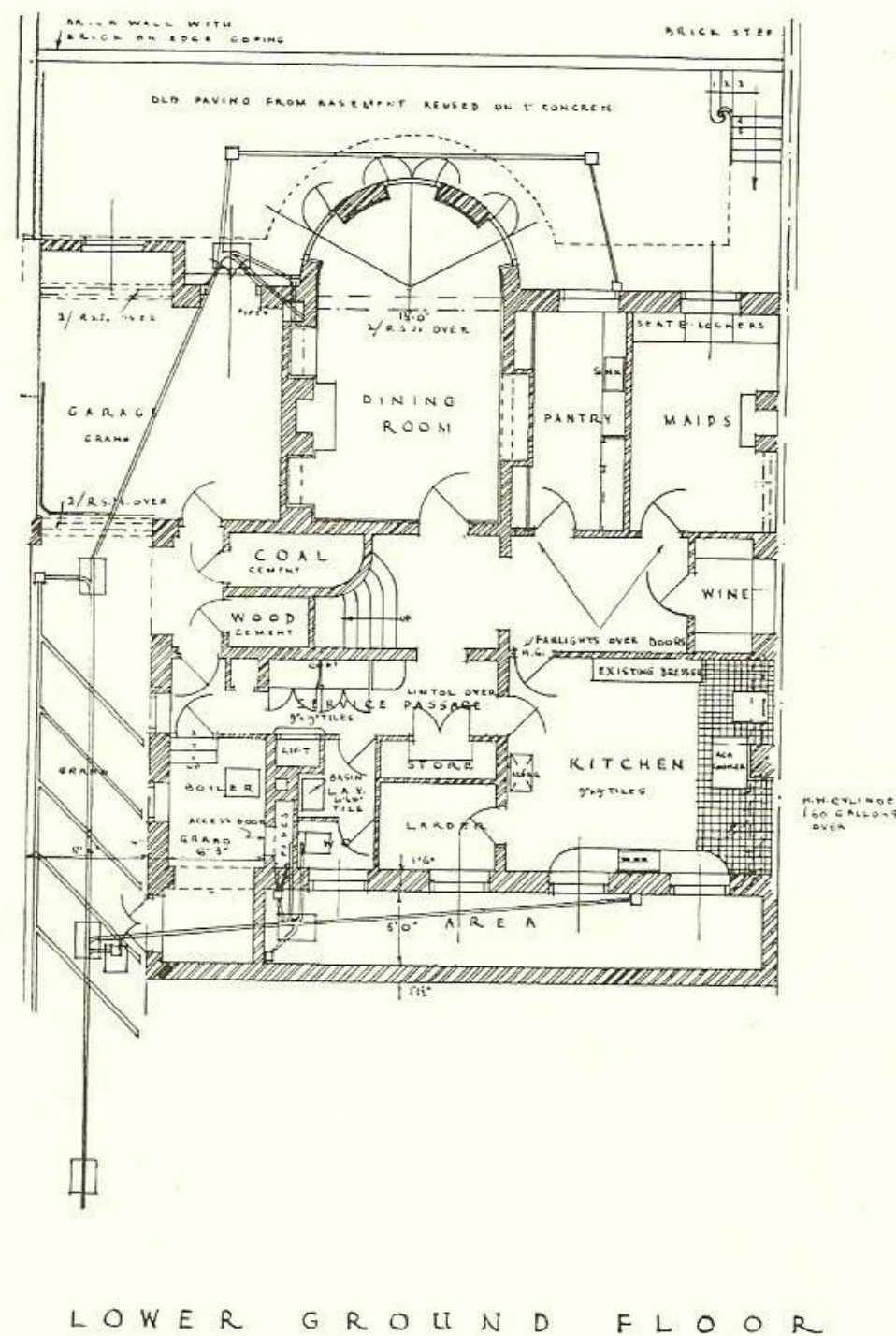
2.23 Internally, James relied upon the historic cellular layout of the building, retaining a stack in the position of the original in the south-west corner of the building. That to the south-east was removed. The angled stacks of the 17th century house were removed and new stacks were created on the party wall with no. 6.

2.24 The staircase was remodelled by James but retained in its original location and to its original height (i.e., ground to first floor). James retained elements of the historic stair in the new configuration such as the handrail and balusters. The new stair was manifested externally on the flank elevation with a longer staircase 'feature' window similar in spirit if not in detail to that of the original house. The stair compartment was also panelled as it had been in the original house (see Section C-D in the image to the left). Further details of the 1930s house are provided in James's original plans for the building (pages 12 and 13).

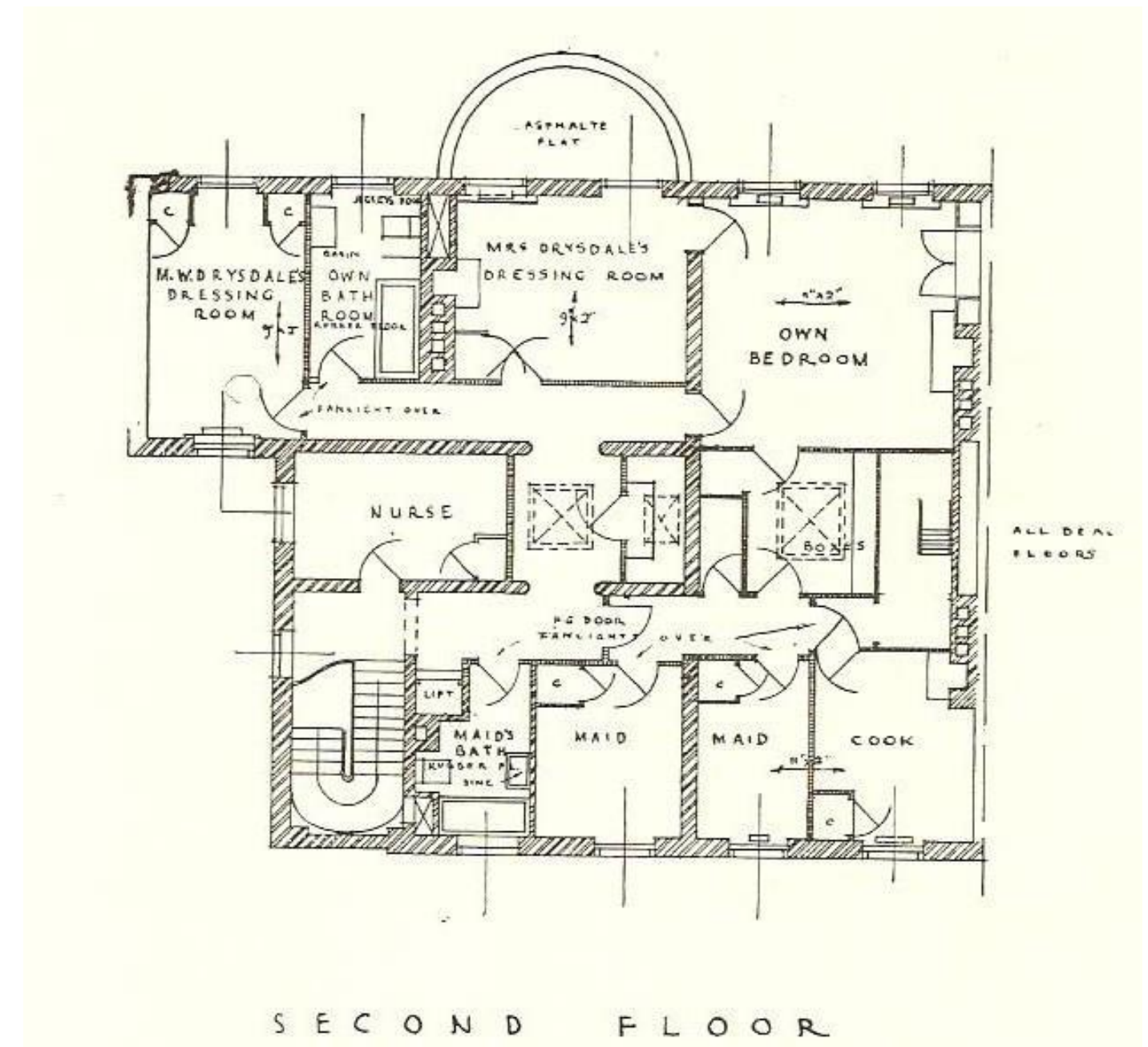
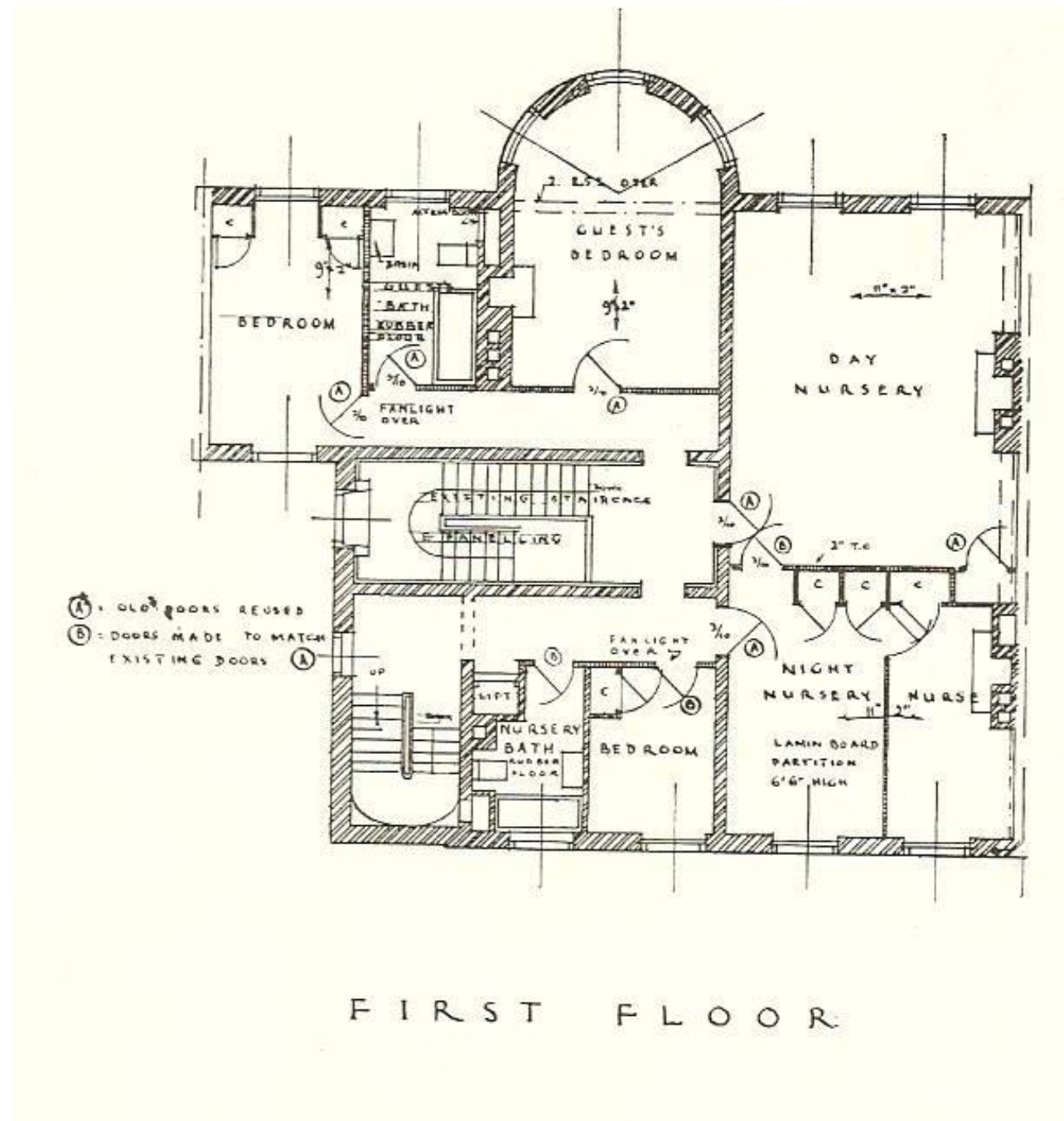
2.25 As shown below, the stair was substantially reworked in the 1980s to allow access to second floor level. The secondary staircase was removed from the building entirely. No trace remains of the historic panelling, handrail or balusters. The treads and risers are also modern and the stair is generally known to be of a modern construction.

2.26 Also as shown in the plans to the left, there were two-panelled doors at ground floor and six-panelled doors to the upper floors. It is known from James's plans of the house (above) that he copied historic doors surviving at first floor level and reused and reinstated as appropriate. The two-panelled doors have not been retained and the evidence indicates that all of James's six-panelled doors have also been replaced (although to the six-panel model).

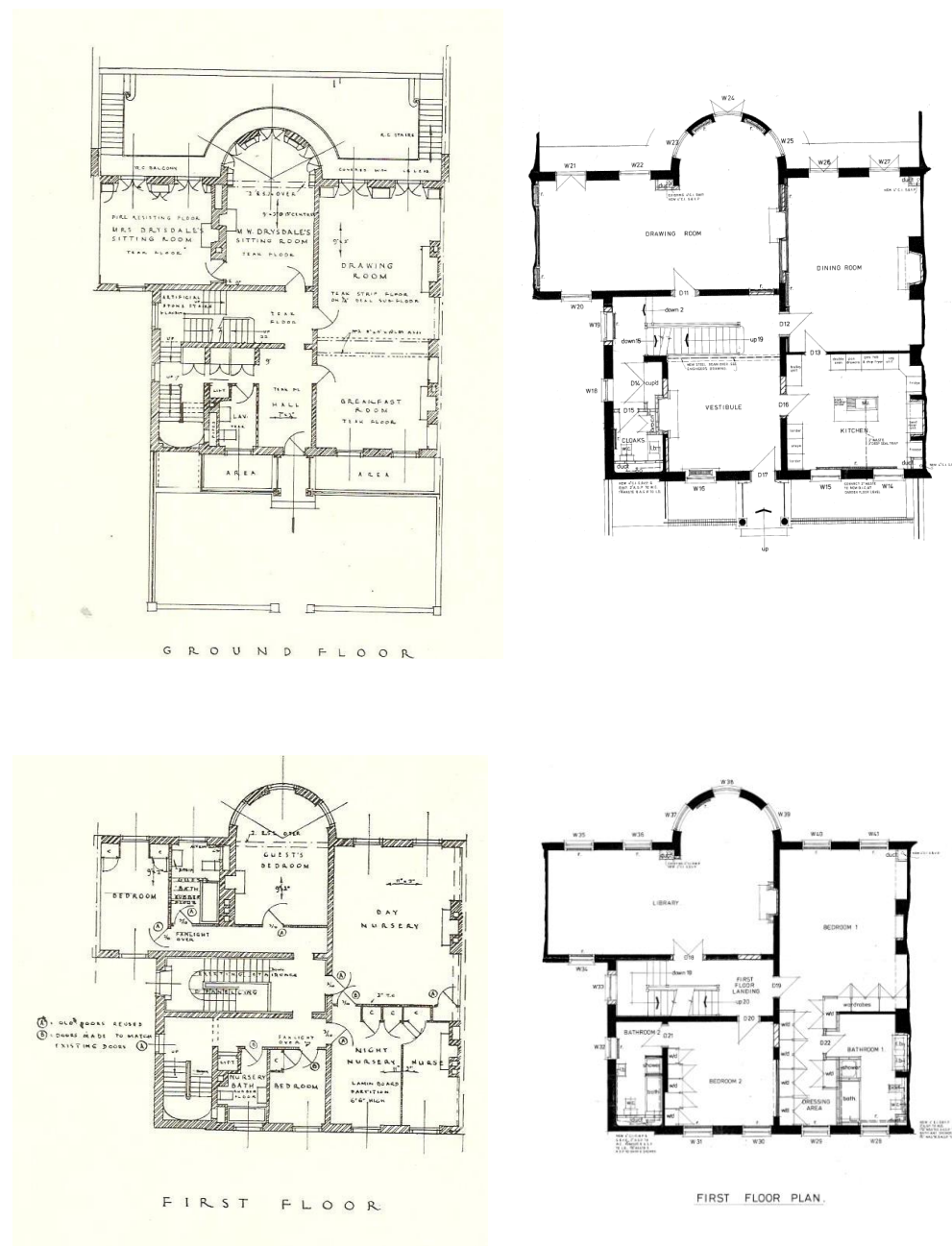
2.27 In general, very little of James's original interior has been retained. For Phase 2, the greatest level of survival is in the external envelope of the building and the more substantial walls and partitions that define internal spaces and the main stair compartment. As shown below, these elements have also been eroded to a degree.



Lower ground and ground floor plans, 1930s



First and second floor plans, 1930s



Comparison of 1930s and early 2000s existing plans, ground and first floor.

Phase 3: Late 20th century modernisation

2.28 Estate agents photographs from the 1970s show that alterations had already been made to James's layout. The kitchen had been brought up to the ground floor (north-east corner) and the wall between the drawing room and Mr Drysdale's sitting room had been removed (see images on page 16). The most substantial works of the later 20th century appear to have been undertaken after the purchase of the building in 1980 during the early 1980s.

2.29 There is little documentary evidence that records a major programme of works carried out during this period but an assessment of the existing building and a comparison between the plans of the 1930s and the existing plans of the early 2000s clearly indicates that substantial works were undertaken, not least the works of alteration to the principal staircase and the removal of James's secondary staircase.

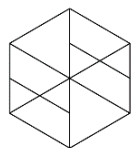
2.30 In January 1981, an application was submitted for 'works or refurbishment in connection with the modernisation of the property' (HB2603(R1)). There are no available plans for this application. We can reliably assume that the works of modernisation were fairly extensive and involved:

- The removal of the secondary staircase to the building's south-east corner (full height);
- The reconstruction of the principal staircase to extend it to second floor level. This involved alterations to the half-landings and flank elevation fenestration as well as the general position of the staircase as it relates to various floors;
- Reconfiguration of the entrance hall to create a larger space;
- Introduction of a fireplace to the entrance hall (in the location of the original 17th century building);
- Repositioning of doors at all levels;
- Removal of rear chimney stack to create a single large room overlooking the garden;
- Introduction of faux chimney breasts to the north wall of this larger room;
- Alterations to the existing layout at all levels.

2.31 The 1981 works clearly had a fundamental effect on the James house. It altered the circulation, plan form and original design intent of the architect, leaving very little of James's original interior intact.

2.32 The works also impacted on the external elevations *insofar* as they necessitated alterations to the existing flank elevation which are clear to see in the brickwork to the stair compartment (the Estate Agent photographs of the 1970s show the flank elevation and its windows as James intended – i.e., without an extension to second floor level). Many windows have also been replaced. It is not clear whether this work was carried out during the 1980s or as part of Phase 4 (see below). These alterations also had an affect on the second floor plan. In order to create an open area at the top of the extended stair, a room above the stair was removed and the layout reconfigured.

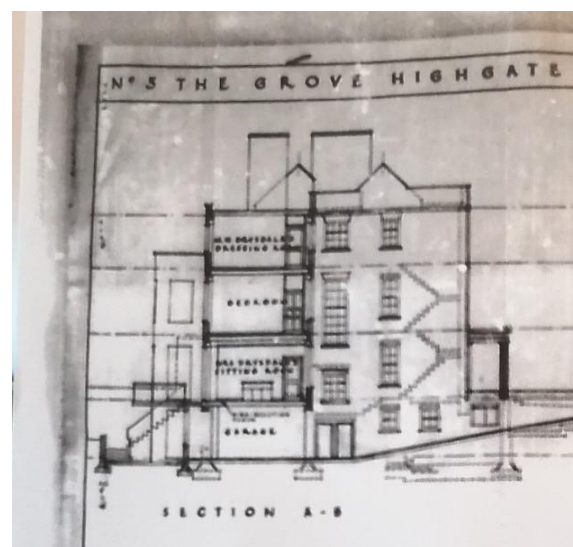
2.33 In July 1981, an application was submitted for the removal of James's entrance porch that had incorporated Georgian columns from the original porch and 'its replacement formed of hood and brackets over the entrance doorway'. This was apparently intended to relate the building better to neighbouring properties in recreating a historic feature prevalent within the group. This has some value in adding some sense of consistency but of course, it detracts from the value of James's original design and the general composition of his principal elevation. It also involved the loss of early historic fabric.



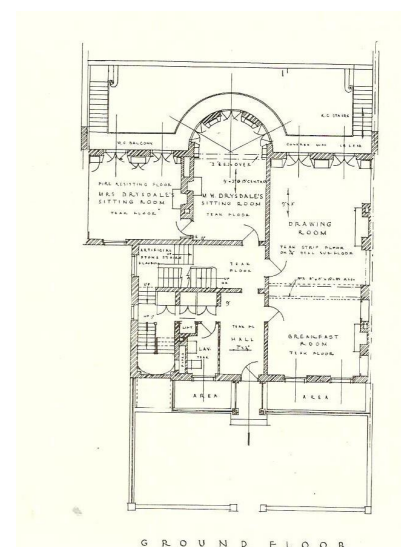
Estate Agent photograph, late 1970s showing the flank (south) elevation as James intended.



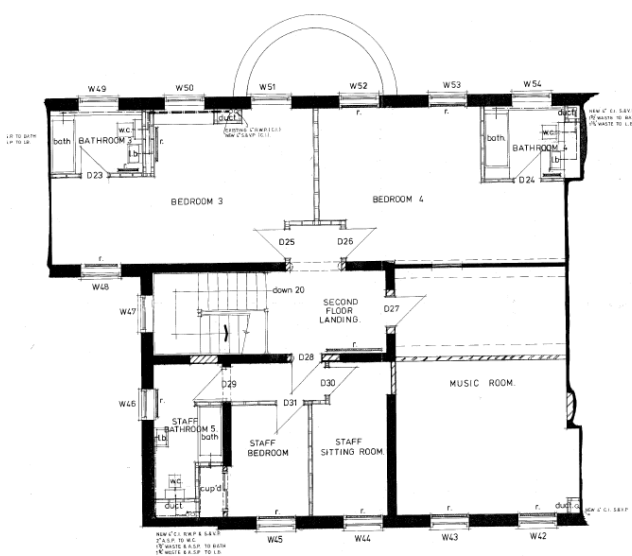
DRAWING ROOM



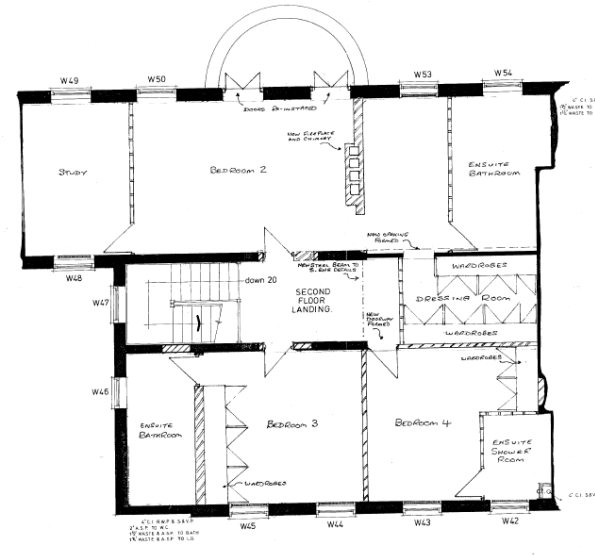
James's staircase before reconstruction and the corresponding flank elevation.



The drawing room and sitting room at ground floor level in the late 1970s (above) and James's original plan (below). This shows that a significant opening had been made between the two rooms.



SECOND FLOOR PLAN.



SECOND FLOOR PLAN.

Above: before and after photographs showing the introduction of the large central stack.
 Below: Existing and proposed drawings showing the new stack and reconfiguration of the second floor layout.

Phase 4: 2000s alterations

2.34 Significant internal works were undertaken during the early 2000s between 2002 and 2004 (LEX0201027). The description of development included the 'repair and renewal of internal and external fittings and finishes, including roof coverings (to match existing) and addition of new stack.'

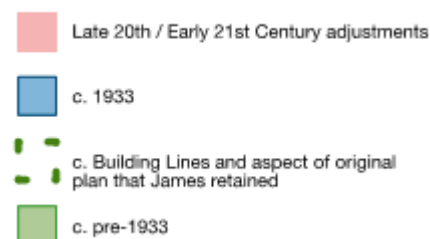
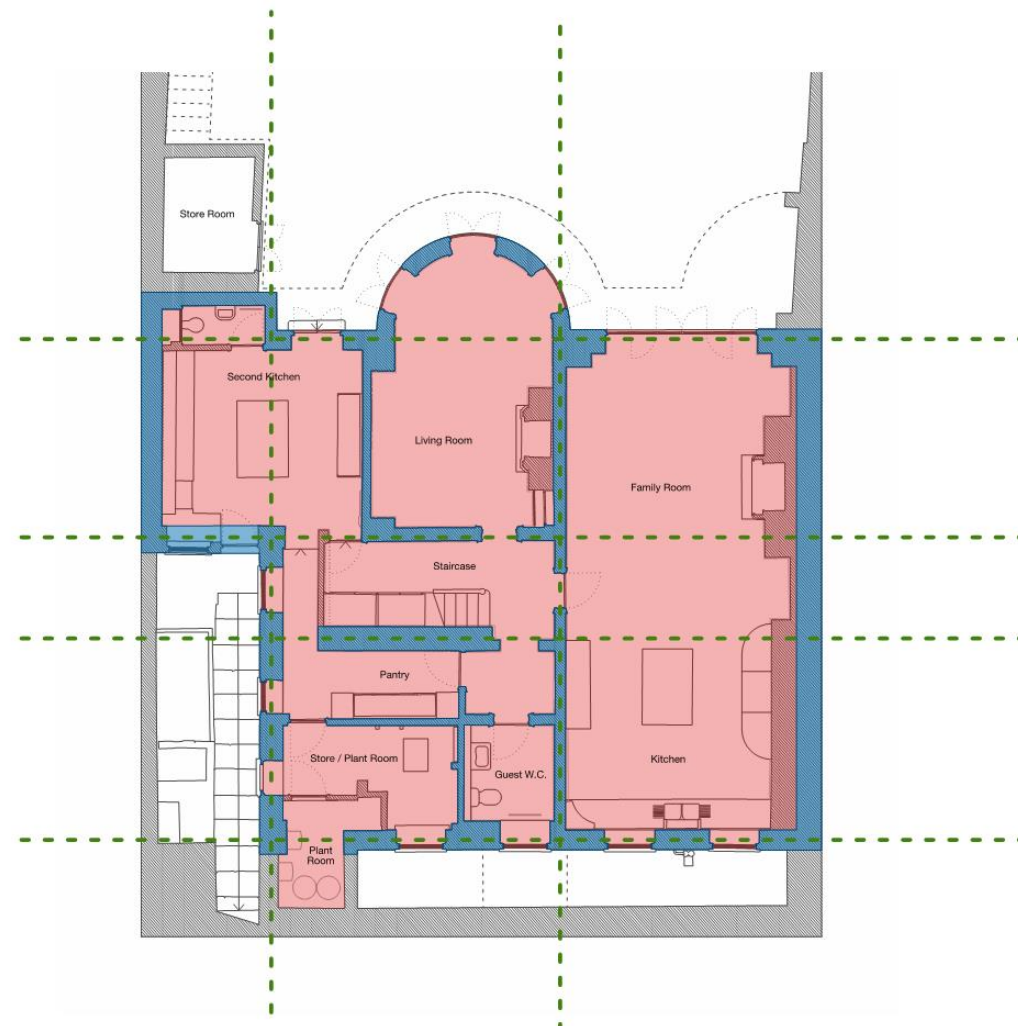
2.35 A specification of works proposed interventions that include the following (and that are identified in the documentation submitted and recorded with the above application):

- Remove all fire surrounds and replace to client's choice;
- Strip out of all plumbing, electrics, heating and alarm system;
- Remove plastered ceilings as necessary;
- External joinery to be repaired or replaced as appropriate;
- New chimney stack to be constructed (this was said to be 'identical to one that was removed from the rear of the building under cover of the Listed Building Consent HB2603(R1).' While the stack may have been similar in appearance, it was not built in the original position;
- Removal of external windows and doors;
- Stripping out of all existing internal fittings; and,
- New wood panelling to ground and first floor.

2.36 A comparison of the existing and proposed plans submitted with the above application shows that this phase of work also saw additional subdivision and the removal of other partitions. The most substantial alteration was the introduction of a new stack at the centre of the plan in the rear rooms. Historically, there has never been a stack and associated chimney breasts in this location. The stack reads awkwardly against the rear elevation externally and has affected the plan form and circulation around the interior.

2.37 The plan and images to the left show no. 5 prior to the construction of the new central stack which cuts through the second floor window. There was never a stack in this location. A stack was originally located to the south; this was removed in the 1980s.

2.38 The character and appearance of the existing building is essentially the result of the 1980s and early 2000s alterations. Most of the fabric of the building's interior also relates to work carried out during these phases.



Dating plan: lower ground floor

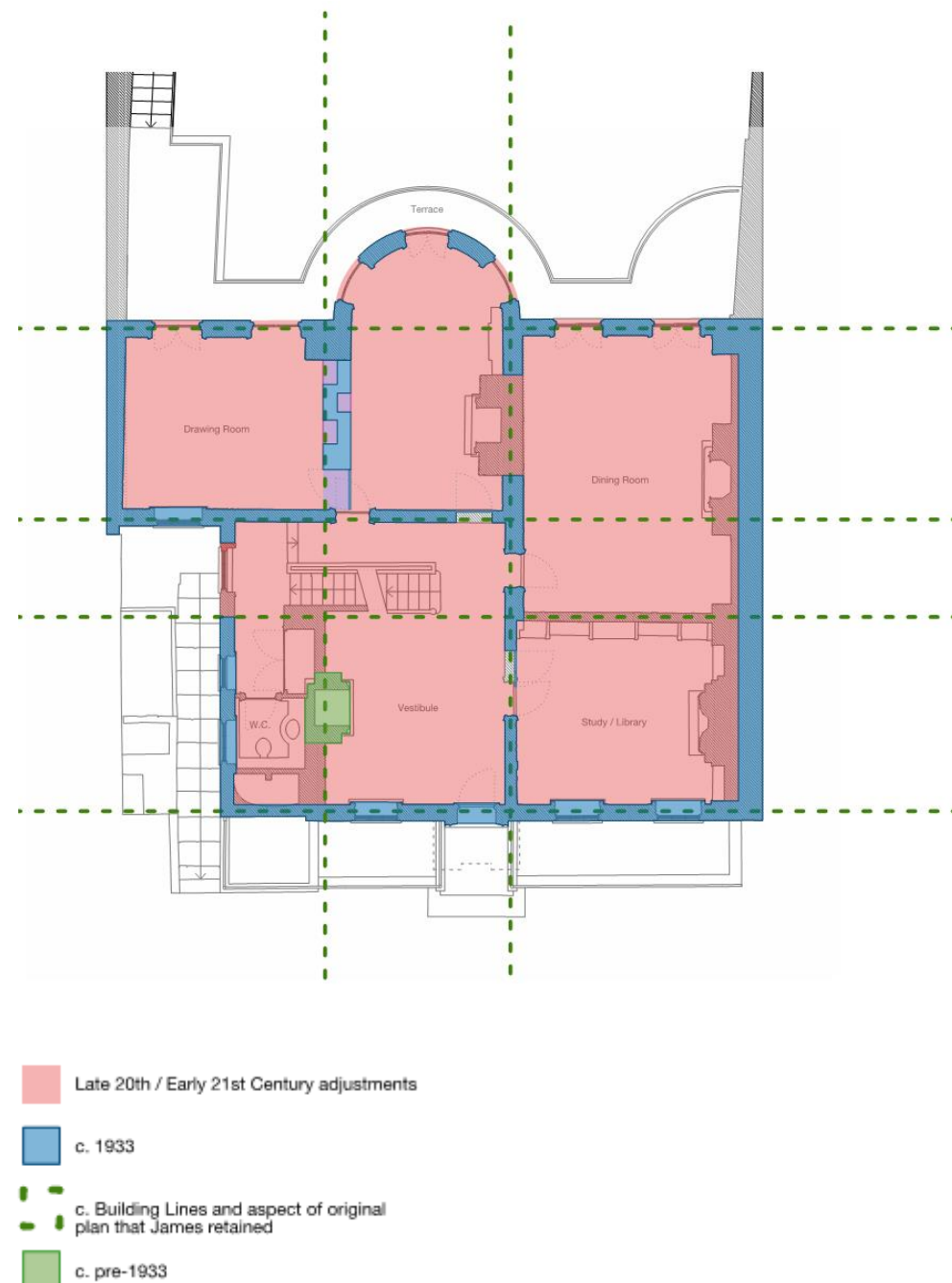
Conclusions

2.39 The construction and gradual evolution of the original building between the late 17th century and the early 20th century had created a picturesque and characterful dwelling. Although this had evolved over time, its ground floor plan at least indicates that its rooms were arranged in a cellular arrangement with chimney stacks where they would be expected in a 17th century house. The relationship between the central stair compartment, which was enclosed, and the surrounding rooms was clear and legible as a sequence of individual spaces.

2.40 Phase 2 of the building's development saw the removal of this layer of the building's history - there are no visible remains of an earlier dwelling. James's house was well received in the architectural press at the time of the house's construction and the general character and appearance of his building is well evidenced in contemporary articles and photographs. James retained principal structural elements of the original house and worked with its long-established external envelope and compartmentalised, cellular character.

2.41 Phase 3 and 4 of the building's history combined have removed James's original interior of the 1930s and introduced a more modern character to the building. Details have been introduced that are sympathetic to the historic development and the significance of the building to a degree but these generally stand out as modern additions.

2.42 The accompanying plans highlight the degree of change and alteration undertaken in the modern period. These dating plans broadly summarise the significance of the existing building as discussed in Section 3 below.



Dating plan: ground floor

3 Significance

3.1 The following section provides an overview of the significance of the existing building. As indicated above, the building is essentially one with a 1930s structure and external envelope and a late 20th/early 21st century internal character. The significance of the building as described below relates to those values identified in the list description and as set out in 1.3 above.

Association with Blake and the group as a whole

3.2 The association with Blake and the wider group at nos. 1-6 The Grove is a key reason for its listing even though this early house no longer exists. The group as a whole is very important in a Highgate and London-wide context as an early (part-surviving) residential development. Originally, the buildings in the group were far more consistent but, in the years since construction, they have each evolved and subtle and more obvious changes in the group underline this narrative.

3.3 There has clearly been a fundamental break between Blake's original building and the existing house as a result of the demolition of the former in the 1930s. In physical terms, there is no longer a 17th/18th century house on the site. The association with Blake and the original design intent of the group is no longer tangible and can only really be appreciated in the neighbouring listed buildings and in the general layout of the existing house.

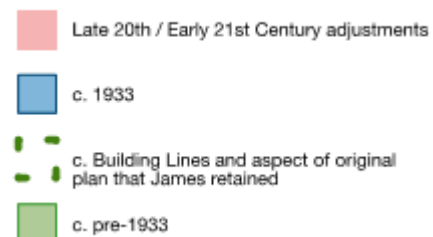
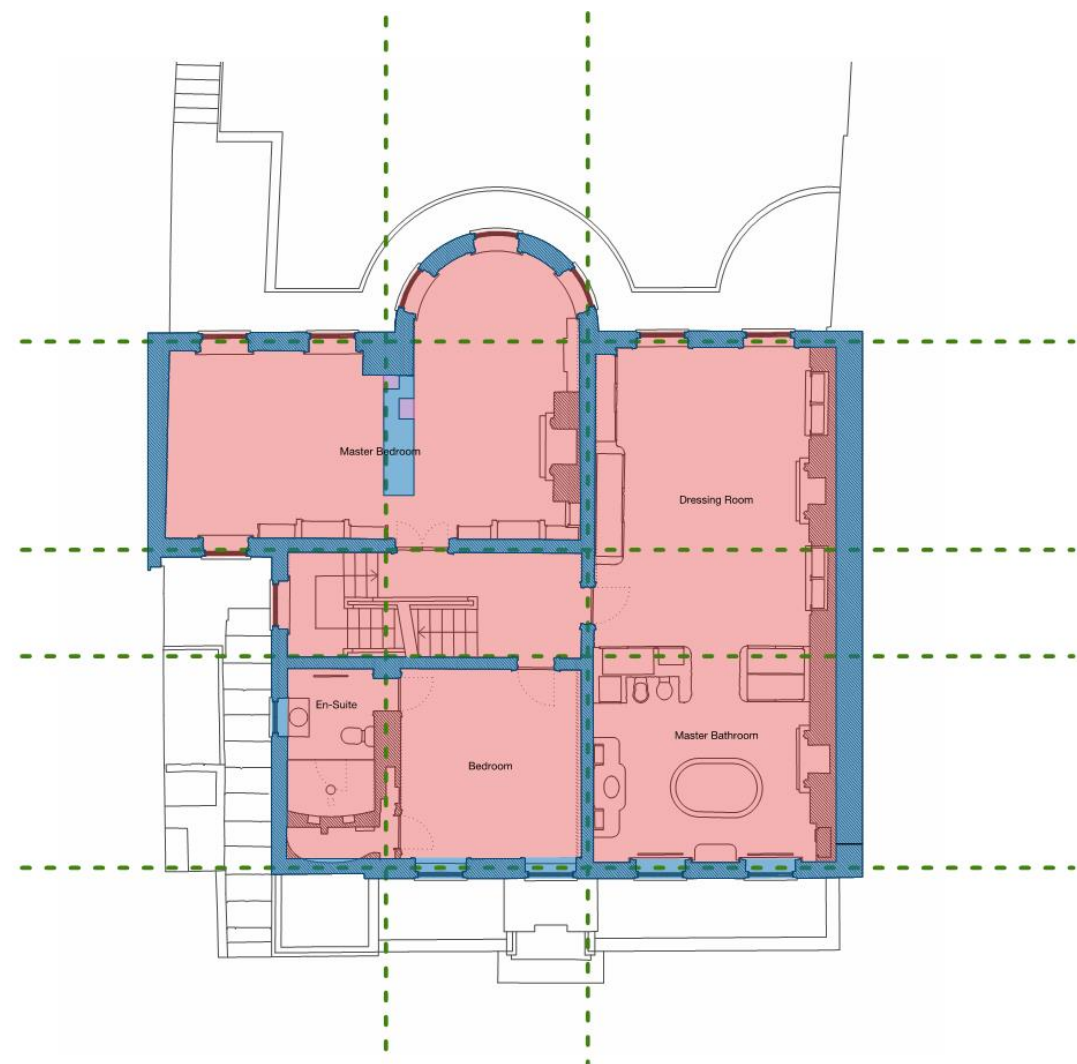
3.4 The attributes of Blake's/the Georgian house that survived through being retained or implemented in James's rebuilding are: the recessed service wing; the simplification of the front elevation and removal of the ground floor bay; a cellular plan; retention of historic features such as the staircase, doors and panelling. These elements of James's design helped the 1930s house relate to the earlier building on the site and neighbouring properties.

The relationship between no. 5 and others in the group

3.5 Nos. 1-6 aren't listed as a group but they clearly have collective group value. The existing building, in common with many by James, is listed at grade II. Nos. 3, 4 and 6 are listed at grade II*, a reflection of the fact that they are largely unaltered and retain their 17th/18th century elevations and layouts. Nos. 1 and 2 The Grove were joined and laterally converted in the early 1930s by the well-regarded architects John Seely and Paul Edward Paget. Nos. 1 and 2 (grade II) retain the scale of their 17th century principal elevations and a historic roof form. No. 5 has been more fundamentally altered with a new elevation and different treatment at roof level.

3.6 The *Survey of London* noted that James brought no. 5 'into closer consistency with the row'. That is, he removed accretions from the front elevation and recessed the building's fifth bay so that the original four bay composition was more prominent. This relates to the rest of the group to a degree but the lack of a visible roof and eaves detailing means that the building will always feel distinct from the neighbouring houses. This is of course exacerbated by the fact that the building has a sheer second storey.

3.7 Internally, the existing building is far removed from its original layout and its relationship to others in the group is clearly diminished in this regard. In date, elevational composition, roof form, plan form and detailing, the building has a very limited tangible or physical association with the neighbouring houses.



Dating plan: first floor

Association with Charles Holloway James

3.8 James was a highly regarded early 20th century architect and a number of his domestic projects are now listed. The relationship between James and the existing building is clearly of some value – there is an historic association between the house and an architect of note. James reconstructed and replanned the house, removing elements of the plan, such as chimney breasts, and retaining others. Historic plans and images from the period of the house's construction in the early 1930s show the house very much as 'modern' and 'improved' with clear Georgian influences in common with many of James's houses.

3.9 Almost all of James's original interior has been removed with the exception of structural and/or principal walls. A stack that related to a 17th century equivalent has been removed as has the secondary staircase. In addition, James's principal staircase has been heavily altered and extended and no longer bears any relation to the 1930s stair or its predecessor.

3.10 James intended a more cellular plan as it related to the 17th/18th century house but this original layout has repeatedly been reconfigured, opened out and subdivided in various phases of works. This has had the effect of removing 1930s fabric and the original design intent.

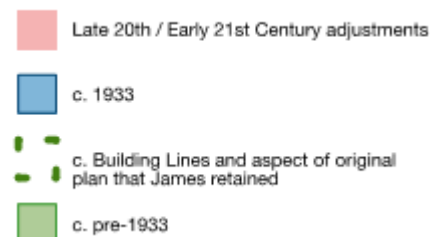
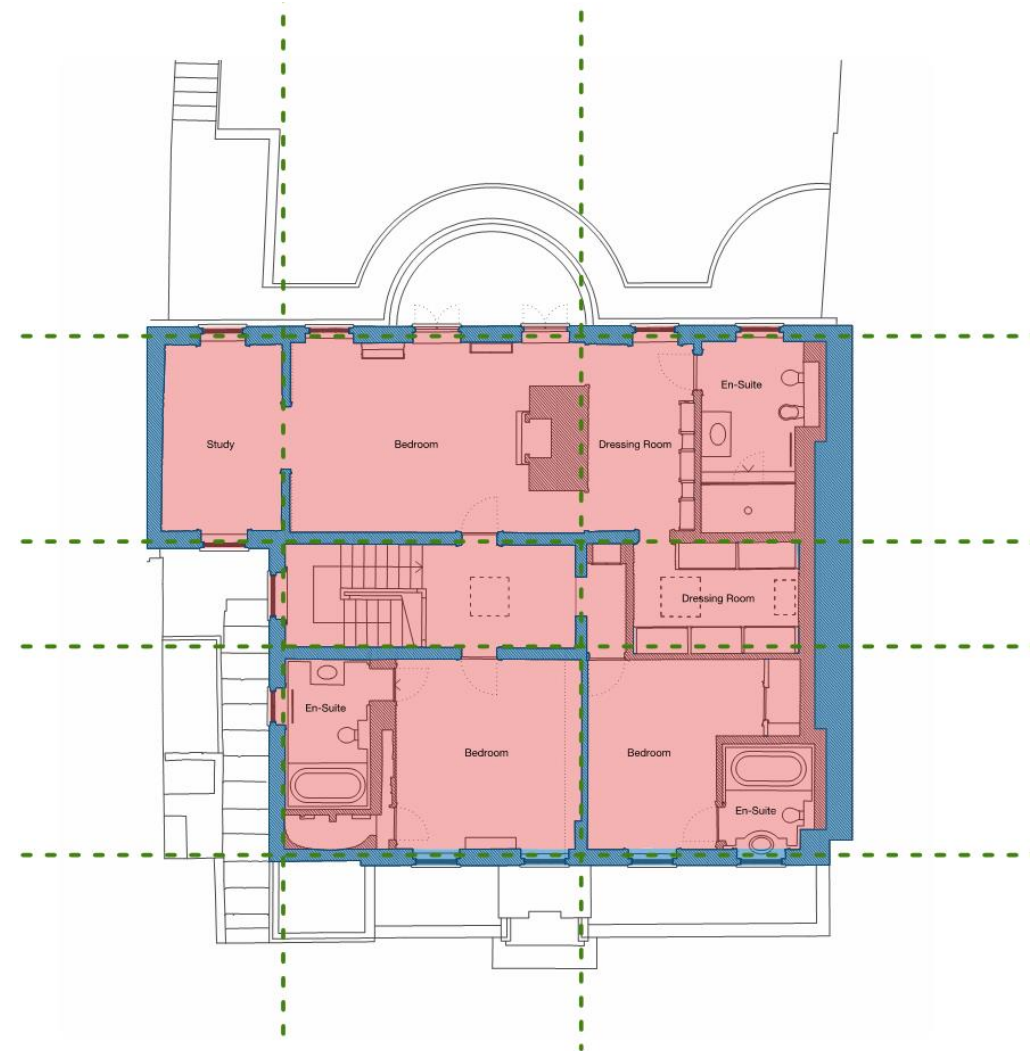
3.11 The external envelope of the house as existing is broadly James with some interventions such as the removal of the front porch. Many of James's windows have been replaced with modern equivalents. The exterior, together with the principal internal walls, broadly reflects the remaining areas of James's scheme. As a house built and designed by James, it is far from a pristine example of the type.

3.12 While the association with James is clearly significant in terms of the building in its own right and in terms of how it fits with James's body of work, this significance can only be limited to the building's external envelope and general structure. Work of the later 20th and early 21st century has substantially diminished the significance of the association with James and also with the architectural and design principles that he drew from the original house.

The building's physical character and appearance

3.13 The existing building has the appearance of a neo-Georgian house, one that entirely befits the period of its construction and the architect's design interests and ambitions. The building's principal street elevation is classically proportioned with fenestration and detailing that responds to floor hierarchy and the form and proportions of neighbouring houses.

3.14 The sheer second storey and simple parapet with limited detail have the effect of making the house distinct from others in the group as identified above. The qualities of the somewhat stripped back and austere street elevation are also legible to the rear elevation. Here, the rear elevation is composed over five bays and again has the floor hierarchy clearly expressed. The larger scale rear elevation is relieved by the semi-circular bay from lower ground to first floor at the centre of the elevation, together with the verandah and ironwork balcony to lower ground and ground floors.



Dating plan: second floor

3.15 One of the main external changes in recent years has been the provision of a substantial stack that interrupts the rear elevation and cuts through a second floor window. This stack is generally counter to the history of the existing building and to other houses within the wider group.

3.16 As set out above, the interior of the building has been much altered during the later 20th/early 21st century. While the principal walls of James's house have largely been retained, others have been removed or have been opened up to create new chimney breasts to all levels. The reconfiguration of the existing plan form has formed part of major schemes of internal refurbishment relating to Phase 3 and 4 of the building's historic development. The existing joinery and wall, floor and ceiling finishes are all late 20th/early 21st century (photographs of the exterior and interior are provided on pages 22-23 below).

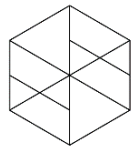
3.17 Despite later alterations, the existing building does broadly retain its overarching layout of rooms arranged around a central staircase. The staircase is different and the room configuration is altered but that relationship between circulation and plan remains legible.

Subsidiary features

3.18 The house's railings to the front areas have been retained but the overthrow is a later replacement. These features originally added to the historic value of the house and thereby contributed to its significance. While not original, the modern equivalents do help to tie the building in with neighbouring listed properties.

Summary

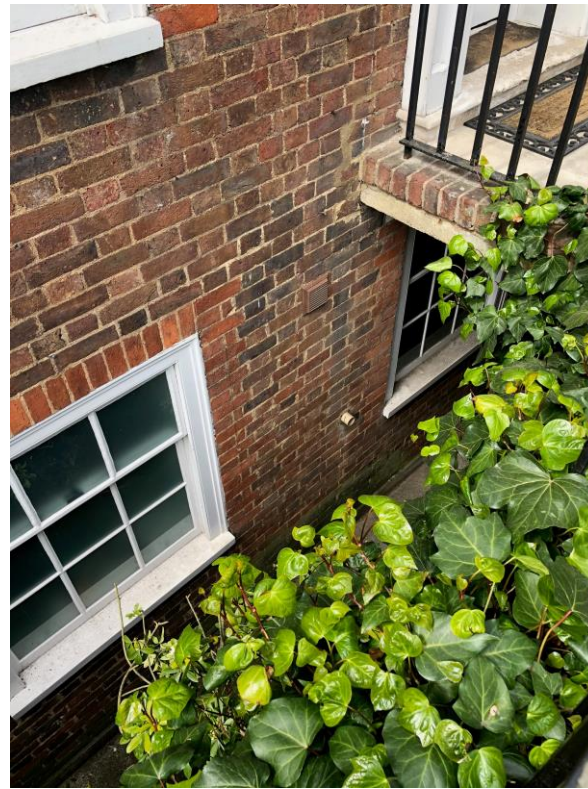
3.19 There are various strands that combine to create a building that is clearly of some value and significance. It has associations with early residential development in Highgate and with an architect and other individuals of note. Work in the late 20th and early 21st century has very much altered the interior to the point at which little obvious historic fabric remains. This has clearly diminished the significance of the building as a reminder of the 17th and 18th century architectural traditions and disassociated the house from others in the group. In addition, while James's external envelope and principal structure remains, his original design intent for the building has been transformed and its architectural and historic special interest diminished.



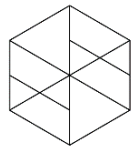
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Heritage Appraisal
No. 5 The Grove, London, N6 6JU
May 2021



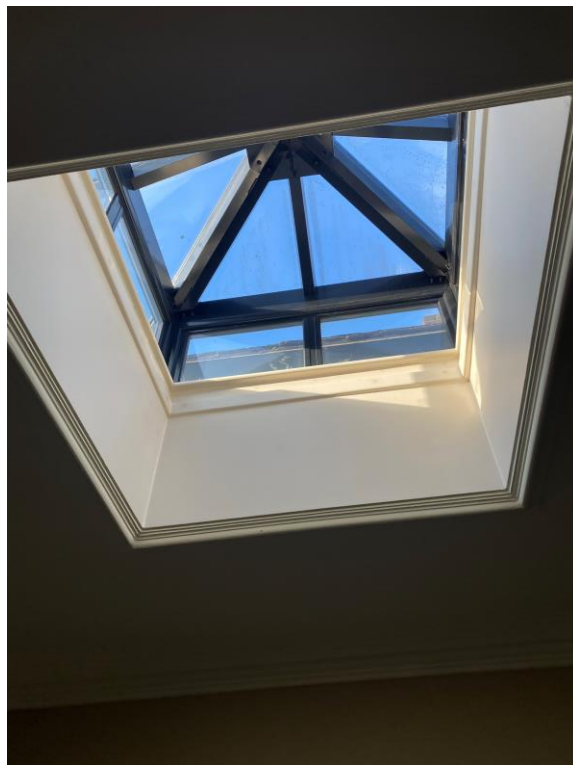
Exterior: Above, left to right: Front door with 1980s doorcase, front area beneath the main entrance and flank wall with glimpse of rebuilt section to accommodate new windows.
Below, left to right: Rear elevation highlighting awkward positioning of chimney stack at roof level, the altered rear balcony and new windows to the rear elevation (the originals had margin lights).



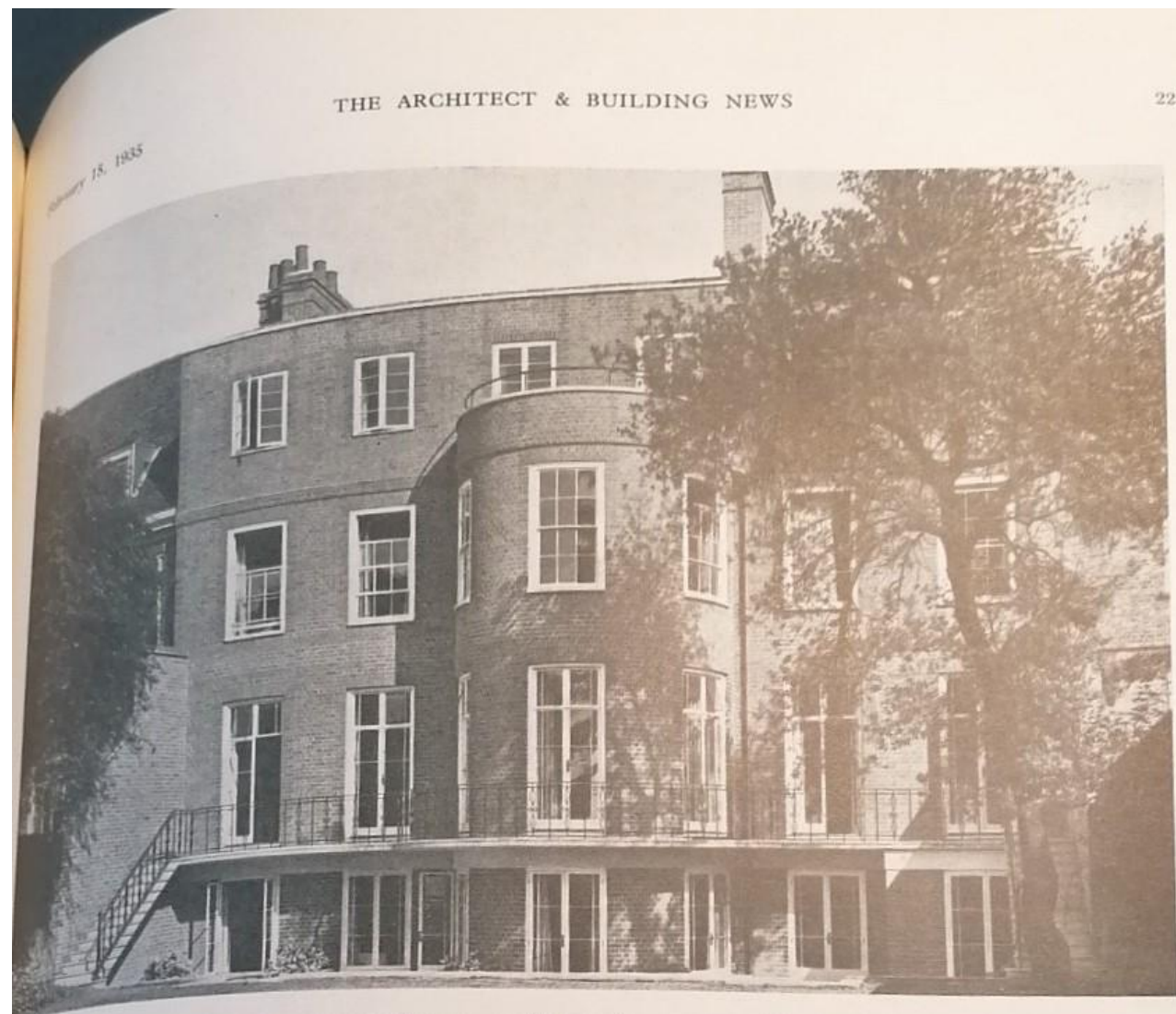
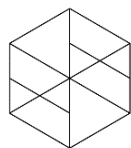
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Interior: Above, left to right: Ground floor hallway with modern stair, floor finish and other joinery, downstand beam in the entrance hall indicating opening up of the entrance and stair compartment, example of panelling with TV cabinet to ground floor room.
Below, left to right: modern roof light, modern chimney stack and associated openings at second floor level with non-original fireplace.



Original rear elevation of no. 5 The Grove. This shows the original access to the ground floor terrace and the fenestration pattern. At second floor level, there were originally casements of a 1930s character.

4 Assessment

4.1 The proposed scheme is intended to reinstate a more cellular plan to the existing building so as to better relate to the more compartmentalised layout originally envisaged by James. The proposals also involve the removal of the modern chimney stack from the central garden facing rooms and at roof level, the reconfiguration of the existing stair, alterations to the existing layout and internal decoration and refurbishment. The following paragraphs consider the effects of the proposed scheme on the significance of the existing building.

4.2 In short, the proposed scheme involves:

- Minor alterations to the lower ground floor layout;
- Improvements to the ground and first floor plan and layout such as enhancements to the entrance hall and reinforcement of the original cellular layout;
- Simplification of the second floor layout;
- Creation of new door openings as necessary;
- Removal of the existing stack that was added in c. 2004 at all levels;
- Replacement of the existing modern staircase; and,
- External alterations such as the replacement of modern windows, reinstatement of a staircase to the rear elevation and the reconfiguration of the south elevation to reflect its original design and composition and to reinstate a tall staircase window; and,
- Provision of a small infill beneath the existing entrance bridge.

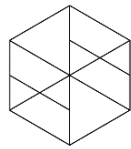
Reconfiguration of existing layout

4.3 The existing layout of the building at all levels has evolved through a series of reconfigurations that have altered the 1930s plan form; the relocation and/or removal of partitions has formed part of its recent history. The proposed application scheme involves the alteration of existing modern partitions at lower ground floor level. This element of the proposals would relate to the existing and historic cellular plan of the building and would not result in the removal of historic fabric. In this way, the proposals would not cause harm to the significance of the listed building and would relate positively to established aspects of the plan form.

4.4 At ground floor level, the existing layout is broadly retained with alterations intended to enhance the cellular layout of the building. It is also proposed to remove the modern chimney breast from its existing position in the north wall of the central room (see below).

4.5 During the 1980s, the stair was reconstructed and it now projects further into the stair compartment and entrance hall than was originally intended. The proposals will provide a new stair that sits more comfortably and appropriately with the layout of the building, pushing the stair back to its original position (as discussed below) and reinstating the partition between the stair compartment and the entrance hall. This does retain an opening but with good sized nibs and a downstand, this element of the proposals will create a much greater sense of enclosure to the stair compartment and the entrance hall as was originally intended by James. It is also more in keeping with the character of the original house and other neighbouring listed buildings.

4.6 The proposed series of rooms arranged around the stair compartment will be linked via openings within the existing and proposed partitions. These will be appropriately detailed with doors, nibs and



downstand so that a sense of enclosure is retained.

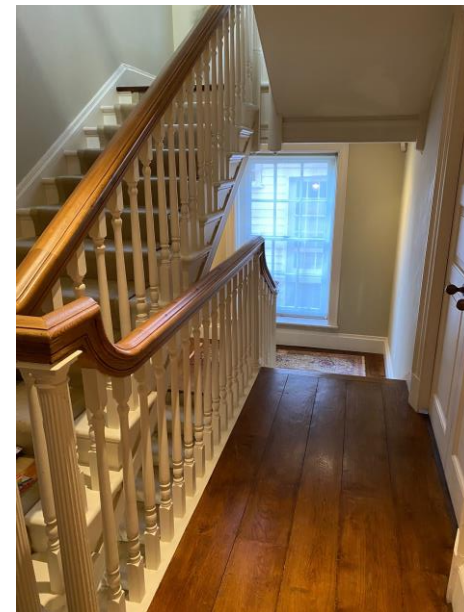
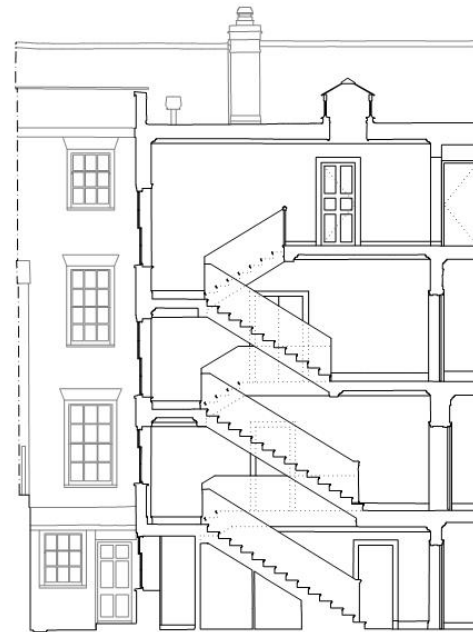
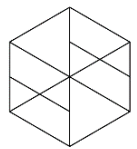
4.7 It is also proposed to adapt an existing opening to the western principal room from the entrance hall and stair compartment. Historically, there were a series of openings aligned on axis that ran from the main entrance door, through to the stair compartment to the central rear room and out towards the garden. Due to the removal and relocation of doorways and alterations to the stairs and associated partitions, this affect has been significantly diluted. The intention is to reinstate some of this axuality by introducing an opening to the central room to the west which corresponds to that in the new stair compartment partition. This will reinstate a far better sense of this sequence of spaces that formed part of James's original design and that was a characteristic of the earlier house. This will also enable a direct view through to the garden, also as originally intended. Such a view is currently not possible.

4.8 Overall the proposals as they relate to the ground floor will enhance its special interest and significance. This also applies to a similar set of proposals at first floor level where the three room plan to the west will be reinstated having a very positive effect. The rear rooms at first floor level have been altered through the removal of chimney stack and associated partitions and the introduction of a new stack on the corresponding wall. Alterations to the stair and landing in the 1980s and revisions to the internal layout have resulted in the existing door to the western rooms being in an awkward position that bears to relationship to the historic layout.

4.10 A new wider opening is proposed between the stair compartment and the rooms to the west which relates better to the position of the historic opening on axis with the doorway to the east. This area of the building has already been disturbed through modern alteration and existing joinery and wall finishes in this area are modern. As one of the principal floors of the house, the proposed doorway responds appropriately to floor hierarchy and, as before, the new opening will be sympathetically treated with correct joinery detailing.

4.11 At second floor level, only minor alterations are proposed to the existing layout. As set out in more detail below, the substantial, incongruous chimney stack to the west will be removed and this area will be divided into two with appropriately detailed doors and other joinery. This element of the proposal will reinforce the more cellular plan form as designed by James and as is appropriate at second floor level in a house of the size and status.

4.12 The proposed reconfiguration to all levels will enhance the significance of the listed building, reinstating a more traditional plan form in line with James's original design. It goes further in reprovinding a sequence of rooms and spaces to the principal floors that allow for a better appreciation of the relationship between the house and its garden setting and between the individual rooms themselves. The new partitions and openings reinforce James's original design and are focused in areas where there has already been substantial change. The loss of genuine historic fabric would be minimal and even then, this would be outweighed by enhancements to all levels of the building.



Above: original and existing sections showing alterations to the staircase.
Below: The existing staircase.

4.13 The reconfiguration does necessitate the removal of certain features such as modern panelling, chimney breasts and fire surrounds. As modern features, these have little historic or architectural interest and their removal would not cause harm to the significance of the building.

Removal of modern chimney stack

4.14 The existing substantial stack to the western rooms of the house at all levels was constructed in the early 2000s. The finishes and fixtures to this area of the house are all modern, as is the chimney stack at roof level. As a modern addition to the building that has no precedent in historic plans, the stack is something of a discordant feature that interrupts the historic plan form and the roof line of the existing building. It is also atypical in its wider context of related listed buildings. The introduction of the stack also required significant structural intervention and there will be an opportunity to address this through the proposed works.

4.15 Its removal will allow for simple partitions to be reinstated to this area as originally intended. Historically, one of the building's main stacks was situated on the corresponding wall to the south (as was a stack of the original building). The house will continue to have three main stacks with chimney breasts and fire surrounds as appropriate on the north wall and in the existing position to the south wall of the entrance hall. While the latter did not form part of James's design, this modern addition does correspond to a principal stack of the original 17th century house. The removal of the 21st century chimney to the rear of the building will not cause harm to the legibility of the house in this regard and obviously does not represent the removal of historic fabric.

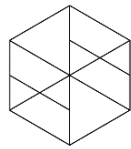
4.16 The removal of this existing element of the house will unlock many of the benefits identified above that would flow from reconfiguration and the enhancement of axuality and symmetry in the plan form. It will also improve the rear elevation where the faulty logic of its current positing is clear and atypical in this context.

4.17 The proposed removal of the existing stack would not cause harm to the architectural or historic interest of the listed building but would allow for a greater legibility of James's original design.

Reconstruction of the existing stair

4.18 As established above, the original stair was extended and reconfigured in the 1980s. This necessitated the repositioning of the stair at ground floor level, new landings, new stair windows and the introduction of modern fabric. This was a substantial intervention. James had, by all accounts, retained much of the fabric of the earlier stair but there is no obvious evidence of this in the existing staircase. Certainly, that section between first and second floor levels is modern and all fabric matches this addition to the house.

4.19 The proposal involves the removal of the staircase and the provision of new staircase, built with half landings and giving access to well balanced and proportioned landings and hallways at all levels. The staircase introduced in the 1980s had a significant effect on the layout of landings and the existing circulation space generally lacks definition or the architectural consistency that one would expect in a house of this type. Given that the existing stair is modern and sits very awkwardly within the building, the alterations now proposed would not harm the special architectural or historic interest of the building. The proposals would align with the stair position established by James in the 1930s. This, with other proposed alterations to the ground floor will enhance the significance of the listed building.



4.20 In addition to this, the works to the stair compartment will allow for enhancements to the south elevation and the reinstatement of a full height staircase window in an authentic location. This will reverse works undertaken in the early 1980s. The overall staircase design also allows for the creation of a void between the staircase and the flank wall. While not a traditional detail, in providing a void, the proposals are very much in the spirit of the original house and James's design where there was a significant void over the staircase at to first floor ceiling level.

4.21 The spatial quality of the stair compartment has been eroded through the addition of a new flight to second floor level and the general appearance of the stairs is awkward and cramped. The proposed new stair therefore responds to the original design intent of James in creating a real centrepiece at the heart of the house that was well lit and prominent in the overall plan form and layout.

External alterations

4.22 The windows to the rear elevation are all modern, having been replaced either in the 1980s or the early 2000s. Given that several are not secure or in need of repair, the proposals seek to replace the relevant fenestration on a like for like basis. The proposals would not involve the removal of historic fabric and their replacement would preserve the existing aesthetic value of the house, the character of its rooms and the rear elevation.

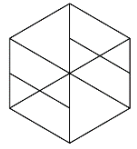
4.23 In James's original design for the rear elevation, there were two staircases leading from garden level to the ground floor rear balcony (page 24). The proposals would reintroduce this staircase, reinstating a form of symmetry and balance to the rear elevation. This element of the proposals would relate positively to the original design of the listed building.

4.24 It is also proposed to provide a solid masonry infill beneath the entrance bridge in order to provide a WC at lower ground floor level. This area has been previously reworked following the removal of James's porch. The dwarf brick walls surrounding the narrow lightwells have also been rebuilt. The proposed infill will be very modest and given its location within the very narrow lightwell beneath the main entrance, it will have negligible visual effect and would respect James's composition above.

Policy compliance

4.25 The general thrust of the historic environment statutory provision and policy is to avoid causing harm to the special interest and significance of designated heritage assets, in this case a grade II listed building and the Highgate Conservation Area. In regard to the latter, there are external changes proposed but these are very minor or intended to enhance the architectural character of the house. For example, the proposed alterations to the south elevation will enhance the building and relate it better to surrounding properties. For these reasons, elements of the proposals would variously preserve or enhance the conservation area.

4.26 With regard to the listed building, relevant policy sets out that alterations that harm the significance of a listed building will be resisted. In this case, the current heritage value and significance of the building is focused principally on its external envelope and certain principal internal walls. The interior of the building is essentially modern and its internal character clearly relates to the late 20th and early 21st century.



4.27 The proposed internal alterations do not result in the loss of historic fabric or aspects of James's original design. In this regard, the proposals would not cause harm to the significance of the modern interior. In fact, there are numerous aspects of the works that would clearly enhance the significance of the listed building.

Conclusions

4.28 The proposed scheme relates positively to the existing building, enhancing elements of James's original design for the building and better reflecting the house's 17th century origins. Much of the existing building's special interest and significance has been diluted and diminished through later alteration and while the proposed scheme does not intend to reverse this completely, the various aspects of the proposals are intended to enhance the building. They would not cause harm to its special interest and significance. As a result, the proposed scheme would comply with the relevant statutory provision and relevant historic environment policy.

Appendix A

Relevant Policy Context

The following paragraphs briefly set out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy & Legislation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

'...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

The revised **National Planning Policy Framework 2018 (NPPF)** sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance. Paragraphs 189, 190, 192 and 193 are relevant to this application.

Paragraph 189

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 190

Local planning authorities should 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.

Paragraph 192

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193

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.

Paragraph 194

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.

London Borough of Camden Local Plan

Camden's Local Plan was adopted in June 2017. The most relevant policy in this case is **Policy D2: Heritage**.

With regard to Conservation Areas, the policy states that the Council will:

- Require that development within conservation areas preserves or, where possible, enhances the character and appearance of the area.

With regard to Listed Buildings, the policy sets out that the Council will:

- 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.