

11 ROSSLYN HILL

Historic Building Report
for Elizabeth & Andrew Jeffreys

May 2013



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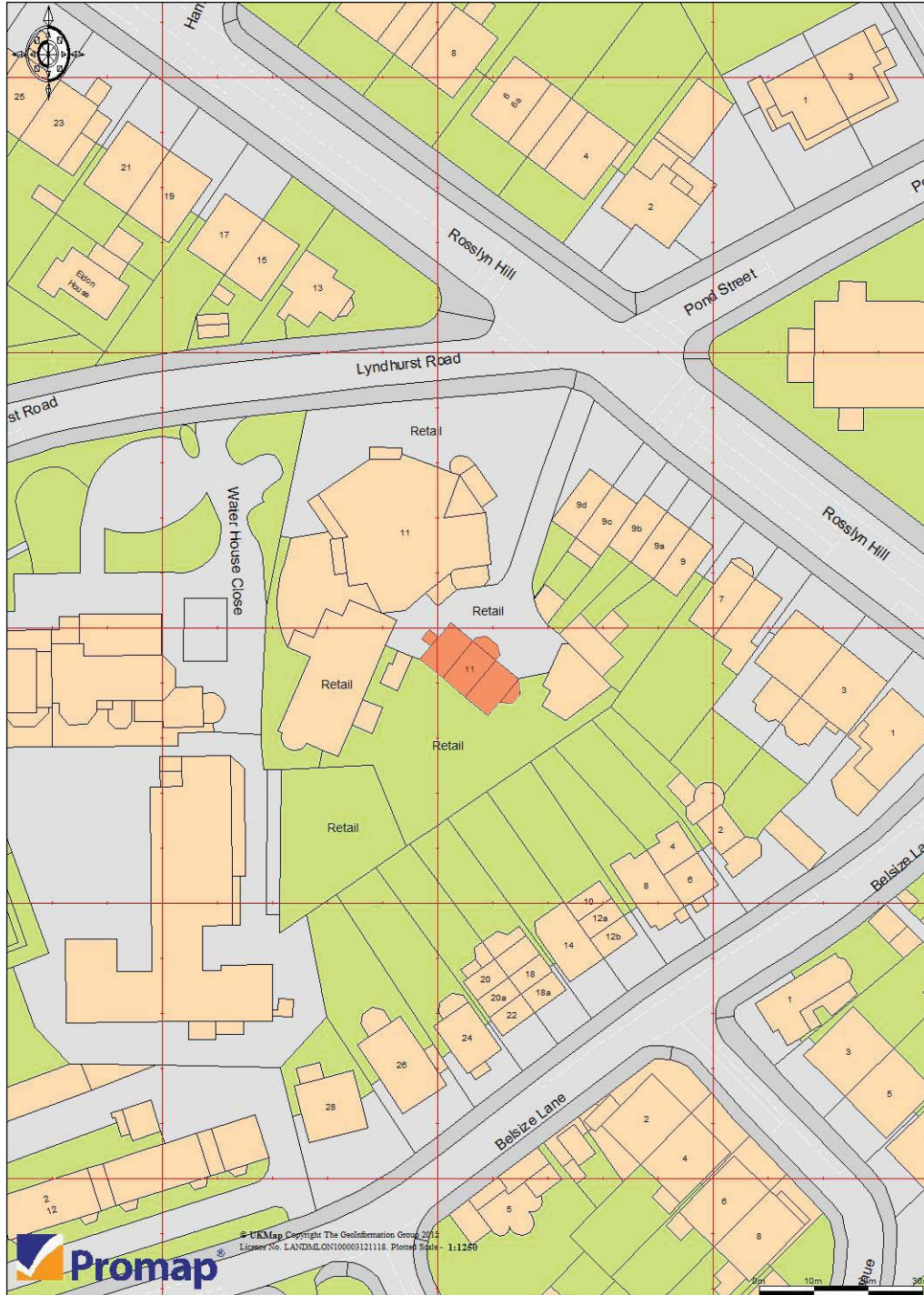
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Issue date: February 2013

Checked by:

PR



Ordnance Survey map with the site marked in red.

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HISTORIC BUILDING ANALYSIS & ADVICE

1.1 Introduction

Donald Insall Associates was commissioned in December 2012 by Elizabeth & Andrew Jeffreys to assist them in the preparation of proposals for 11 Rosslyn Hill, London.

The investigation has comprised historical research, using both archival and secondary material, and site inspections. An illustrated history of the building and site, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the historical and architectural significance of the building, which is set out below. This understanding has informed the development of proposals for change to the building, by Thomas Croft Architects. Section 4 provides a justification of the scheme according to the relevant planning guidance.

The investigation and this report were undertaken by Hannah Parham and Joanna Tavernor of Donald Insall Associates.

1.2 The Building and its Current Legislative Status

11 Rosslyn Hill is listed at Grade II and is in the Fitzjohns Netherhall Conservation Area in the London Borough of Camden. Alterations to listed buildings require listed building consent. In order for a local authority to consider granting such consents, the proposed new work must be justified according to the policies set out in the *National Planning Policy Framework*. These state that the public benefits of a proposal, including securing its optimum viable use, should outweigh any harm caused to the significance of a designated heritage asset. Copies of the relevant planning policy documents are included in Appendix II and of the statutory designation entry in Appendix III.

1.3 Assessment of Significance

11 Rosslyn Hill was built c1770 by an unknown architect or builder. It thus dates to the time when the countryside between London and Hampstead was carved up into building plots for large detached villas, the homes of well-off Londoners seeking solace from the busy metropolis. Rosslyn Grove, as 11 Rosslyn Hill was originally known, was such a house. It was built with a coachhouse (necessary for its owner to travel into town) and set in a large park-like garden.

The house's setting has been utterly transformed, beginning with the construction of Alfred Waterhouse's Congregational Chapel within its grounds in 1883 and continuing as field after field was given over to speculative development in the 19th century. Only two houses in the Belize area (this and nearby Rosslyn Lodge) survive from the Georgian period and so 11 Rosslyn Hill has historic interest as a rare surviving remnant of eighteenth-century Belsize. It also has architectural significance as an elegant detached Georgian house in beautifully-crafted brick, which survives with its principal elevations largely intact. Inside, the majority of the plan form and

the staircase survive, albeit with some later modifications.

The house has undergone many phases of alteration since its construction, however, not all of which have been sympathetic to the original design. It was left vacant in the early 20th century which is believed to have resulted in the loss of a number of original features due to weather damage. Photos of 1969 show the house in a poor state of repair. The house was renovated in the 1950s (when the basement was converted to a garage) and in the early 2000s when many of the mid-century changes were reversed and a sensitive restoration was completed. The surviving internal fabric, therefore, has varying degrees of significance. Features such as the staircase – which is original in parts – are of primary importance. Some historic doors, architraves, shutters, windows, a single fireplace, and a Neo-classical plaster ceiling survive and these also have significance. Much, however, has been replaced in replica, including fireplaces, cornices, doors, skirting, and architraves. While contributing to the character of the building, these replicas have no historic or architectural significance.

1.4 Summary and Justification of the Proposals

The proposals are modest and limited to the first and second floors of the building. They involve the reconfiguration of minor elements of the plan form, the refurbishing of bathrooms, and the addition of fitted cupboards.

Overall, the proposals respond to the original plan form and historic features of the building and have been guided by an understanding of its significance. They amount to ‘less than substantial harm’ to the significance of the listed building, in the terms of the *National Planning Policy Framework*. This harm is so slight that the benefits are correspondingly modest. Nonetheless, there are benefits and these are:

- the restoration of lost historic features, including a fireplace and cornices;
- the restoration of some elements of floor level and plan form;
- the building’s ongoing viability will be enhanced by refurbished bathrooms and a modest reconfiguration of the plan form, which provides additional children’s bedrooms;
- this in turn will secure future investment in its maintenance and repair.

The proposals offer an appropriate balance between potential harm and benefits and therefore may be considered the type of sustainable development in favour of which the *National Planning Policy Framework* establishes a strong presumption. The proposals are therefore acceptable in terms of the *National Planning Policy Framework*.

HISTORY

2.1 The Belsize Area and previous houses on the site of 11 Rosslyn Hill¹

The Belsize estate, situated on both sides of Haverstock Hill, was in monastic ownership until the Dissolution of the Monasteries in the 1530s, when it became the property of the Dean and Chapter of Westminster Abbey. The name is derived from the archaic French 'bel assis' meaning 'beautifully situated'. The area was popular in the fifteenth century with merchants and the aristocracy, who sought a country house with good access to London. The Earl of Chesterfield leased the area from the Dean and Chapter in the seventeenth century; at this time the substantial Belsize House (located to the south of 11 Rosslyn Hill) was at the centre of the estate.

By 1646 there were several houses on the western side of Haverstock Hill. One such house, on the site of the present 11 Rosslyn Hill, was built by Sir Isaac Wake (d. 1632), a courtier. Screened by a grove, and standing back from the road, it was described as a fine seat with its views and walks of pines and firs. The house had passed by 1646 to John Wilde, Chief Baron of the Exchequer and parliamentarian, who died there in 1669. At this time it was assessed at 17 hearths, one of the largest houses in the parish. The house was inherited by Wilde's daughter and her husband Charles West, Baron De La Warr (d. 1687), who sold it c. 1683 to a London citizen, probably John Coggs, a goldsmith to whom the lease was assigned after 1685 and who rebuilt the house in 1686. The lease was assigned to Thomas Ketteridge, upholsterer, and the underlease sold in 1711 to William Paget, Baron Paget (d. 1713), listed as occupier in 1714, when the house was set in formal gardens.

Between 1679 and 1714 the number of houses in the area increased from around 6 to around 14; by 1808 there were 22. On the Wilde estate three new houses were added: one by 1757; another in 1774 (later replaced by Rosslyn Lodge); and, by 1779, a small house adjoining Wilde's own house.

Until 1770 Wilde's house itself was occupied by a Sarah Ketteridge and was described as 'an old messuage' (messuage is an archaic legal term for house or dwelling). It is likely to have been in a state of dereliction at this point for it was pulled down by its next leasee, one John Stokes, probably a lawyer. He built a new house, coach house and stables on the site; this is the house that survives today, known then as Rosslyn Grove, but now as 11 Rosslyn Hill.

2.2 The Building and its occupants: 11 Rosslyn Hill

11 Rosslyn Hill was built circa 1770. The architect is unknown, if indeed it was designed by an architect at all; the man who built it, John Stokes, may have simply employed a builder for the work.

¹ The following paragraphs are adapted from: 'Hampstead: Belsize', A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989), pp. 51-60. [URL: http://www.british-history.ac.uk/report.aspx?compid=22638&strquery=rosslyn](http://www.british-history.ac.uk/report.aspx?compid=22638&strquery=rosslyn) Date accessed: 12 December 2012.

In 1808 the Belsize estate was split into nine leasehold estates, largely based upon the traditional underleases and focussed on single houses. A map in the *A History of the County of Middlesex*, published in 1986, shows the boundaries of different leases on the Belsize estate in 1808 (Plate 1). 11 Rosslyn Hill is labelled 'Wilde's House (Rosslyn Grove)' and is one of three portions of land in the area leased to Thomas Roberts. Roberts had lived at 11 Rosslyn Hill as a sub-leasee of John Stokes since 1800 and remained there with his family until 1835 or later. One new house was built on the Rosslyn Grove estate between 1808 and 1817, on the north corner of Belsize Lane and the London road. This, the first encroachment on Rosslyn Grove's garden, was a harbinger of things to come.

Yet the house was to enjoy its bucolic setting for a little while longer. The first edition of the Ordnance Survey map, published in 1866, shows that the area was then still relatively undeveloped (Plate 2). Large villas had been built along the main streets, but they still overlooked fields behind. Hampstead Heath station had opened in 1860, heralding the transformation of the area, but Rosslyn Grove was still sited in a large park-like garden with footpaths and trees.

During the nineteenth century the freehold of the Rosslyn Grove estate passed from the Dean and Chapter of Westminster to the Church Commissioners. When Thomas Roberts' tenure of Rosslyn Grove ended, the Church Commissioners leased part of the land to the Congregationalists, who desired to build a new chapel here, and part to one Thomas Adolphus Amos. A lease document between Amos and the Church Commissioners, dating from 1882, included a map (Plate 3) illustrating the boundaries of Rosslyn Grove (in green), the site for the proposed chapel (in blue) and also the land which had been sold to Amos by the Congregationalists and earmarked for development (in red). The sale of this land funded the construction of the church. In the lease Amos agreed to provide drainage for and to erect a number of houses on Belsize Lane, originally Rosslyn Gardens (later nos. 4-26 Belsize Lane). The lease suggests that at this time he became the occupant of Rosslyn Grove, having previously resided in Sutton. Amos' profession is not known and thus it is not possible to substantiate the claim made in the Victoria County History or in the listing entry for 11 Rosslyn Hill that the building was the manse for the Congregational Church. A later lease document, dating from 1884, shows the newly built chapel, which was constructed in 1883 to designs by Alfred Waterhouse. The map also shows the boundaries of the chapel and of Rosslyn Grove (Plate 4).

Census records reveal that Amos was still resident in Rosslyn Grove in 1887, but again his occupation is unrecorded. By 1891 Rosslyn Grove was home to Francis Giles, a stockbroker, which suggests that if this was ever a vicarage it was not connected to the church for very long. The census also gives details of a 'Chapel keeper's house, Rosslyn Grove', home to James Thomas and his family, the caretaker of the church; this is likely to be a separate property. By the turn of the century, the house was known as 11 Rosslyn Hill and it appears as such in the Post Office Street Directories of 1898 and 1902, occupied by a Nunn Thomas and then a Nunn Thomas Hancock.

In the census of 1911, the only reference to a house in the location of 11 Rosslyn Hill is the Lyndhurst Church House, home to the same James Thomas and his wife, the church officer and cleaner. It is possibly that 11 Rosslyn Hill was empty at this point.

Planning applications held by Camden Council described the house as being in a state of dereliction at the start of the twentieth century, when original features were lost to weather damage; while no documentary evidence has been found to support this, the fact that the house was empty in 1911 suggests that, if this was the case, it was at this point in the building's history that the deterioration occurred.

None of the open land around Rosslyn Grove remained undeveloped when the second edition Ordnance Survey map was published of 1915 (Plate 5). This first drainage plans for the building date from 1916; at this time a new sink was added to the pantry. The next records date to 1933 when the builders Truck & Son installed an additional lavatory and W.C. on the ground floor. The area escaped relatively unscathed from damage caused by bombs during the Second World War (Plate 6).

In January 1948 the owner of the property, D.L. Jordon commissioned the architect A.E. Prower and the builders Stuart Brothers to devise plans to convert the premises into three flats including three new bathrooms, two new kitchens and two new W.C.s (Plate 7). It doesn't appear that this work ever took place.

In June 1953 Dr C. Evans employed the Contemporary Design Group to install additional sanitary facilities (two bathrooms and a cloakroom) and to construct a new garage in the basement and an area on the north front (Plate 8). Five years later, in May 1958 the same owner employed the architect Julian Sofaer to provide designs for a lodge within the grounds of the house.

The Lyndhurst Congregationalist Church was closed in 1978. Since 1913 membership had fallen drastically and, when the Presbyterian and Congregational churches merged in 1972, it became a United Reformed Church place of worship. The building was refurbished as a recording studio in 1991 to become the Sir George Martin's Air Studios.

2.3 Relevant Recent Applications

On May 5th 1999 Listed Building Consent was granted for various internal and external works of alteration and internal refurbishment. The object of the works was to reinstate original features where they had been lost, to remove the 1950s additions, and to return the basement from a garage to part of the house. These changes included but were not limited to:

- changes to windows on north-east (front) elevation, repair to brickwork, replacement of garage doors with sash windows;
- on the south-west (garden) elevation, the rear door reinstated with metal steps and railings to the garden;
- on the south-west (garden) elevation, multiple-pane sash window added to staircase window;
- on the south-west (garden) elevation, Venetian window restored with new door, fanlight and balconette;
- on the south-west (garden) elevation, new French doors basement level underneath Venetian window, with stone steps leading up to garden (this was never implemented);
- on the south-east elevation, railings to the parapet wall and new French

windows leading to the flat roof of the canted bay (this was never implemented);

- on the north-west elevation, new front door and restoration of portico.

A number of changes were also made internally. These included but were not limited to:

- The basement was completely renovated and the garage removed;
- On the ground floor a new kitchen was added, the fireplace from this room was relocated to the dining room. A new opening was made between the kitchen and dining room. Dining room plaster work was restored as well as sashes and shutters. Sashes were restored in the living room.
- On the first floor a small modern partition between the staircase was removed and a new bathroom was added. In the master bedroom a new doorway was added through to a bathroom. A number of sash windows were also restored on this floor.

In 11 July 2000 Listed Building Consent was granted for a fireplace and surround to the ground floor living room.

In 23 October 2001 Listed Building Consent was granted for the erection of an entrance gate and railings to the front entrance drive.

In 28 April 2005 Listed Building Consent was granted for the replacement of existing garage building with a new garden building, incorporating a new glazed/timber structure to link to the main single family dwelling house. This consent was not implemented.

In 14 January 2012 Listed Building Consent was granted for the demolition of the existing detached single storey garage at the side/rear of the dwelling house and erection of a single storey garden building and connecting glazed link structure and replacement of window with a door in the ground floor rear elevation of the single family dwelling house. To date, this consent has not been implemented.

2.4 Plates

1. Leases on the Belsize Estate in 1808. 'Hampstead: Belsize', A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989)
2. Ordnance Survey map 1867-70. London Metropolitan Archives
3. Map from lease Rosslyn Grove estate 1882. Camden Local Studies Archive
4. Map from lease Rosslyn Grove estate 1884. Camden Local Studies Archive
5. Ordnance Survey map 1915. London Metropolitan Archives
6. Bomb Damage map 1939-45. London Metropolitan Archives
7. Drawings detailing the proposed conversion of 11 Rosslyn Hill, 1948. Camden Local Studies Archive
8. Drawings detailing proposed alterations to 11 Rosslyn Hill, 1953. Camden Local Studies Archive
9. View of 11 Rosslyn Grove, east to west along entrance path, 1969. LMA
10. View of 11 Rosslyn Grove, from east to west elevation, 1969. LMA
11. View of 11 Rosslyn Grove, from south to north from rear garden, 1969. LMA

12. View of 11 Rosslyn Grove, from the north west, 1969. LMA

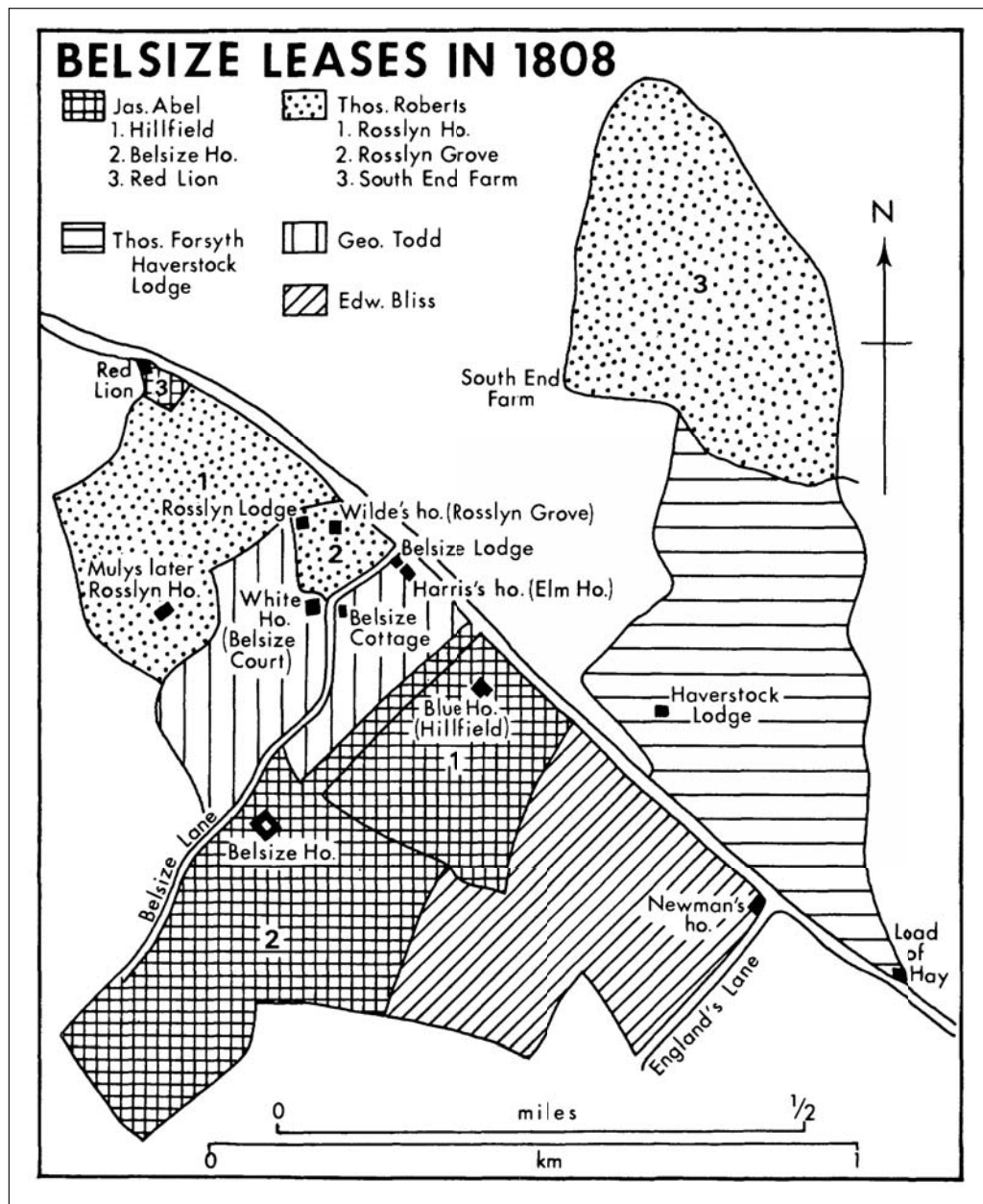
2.5 Sources

Primary Sources in the following archives:

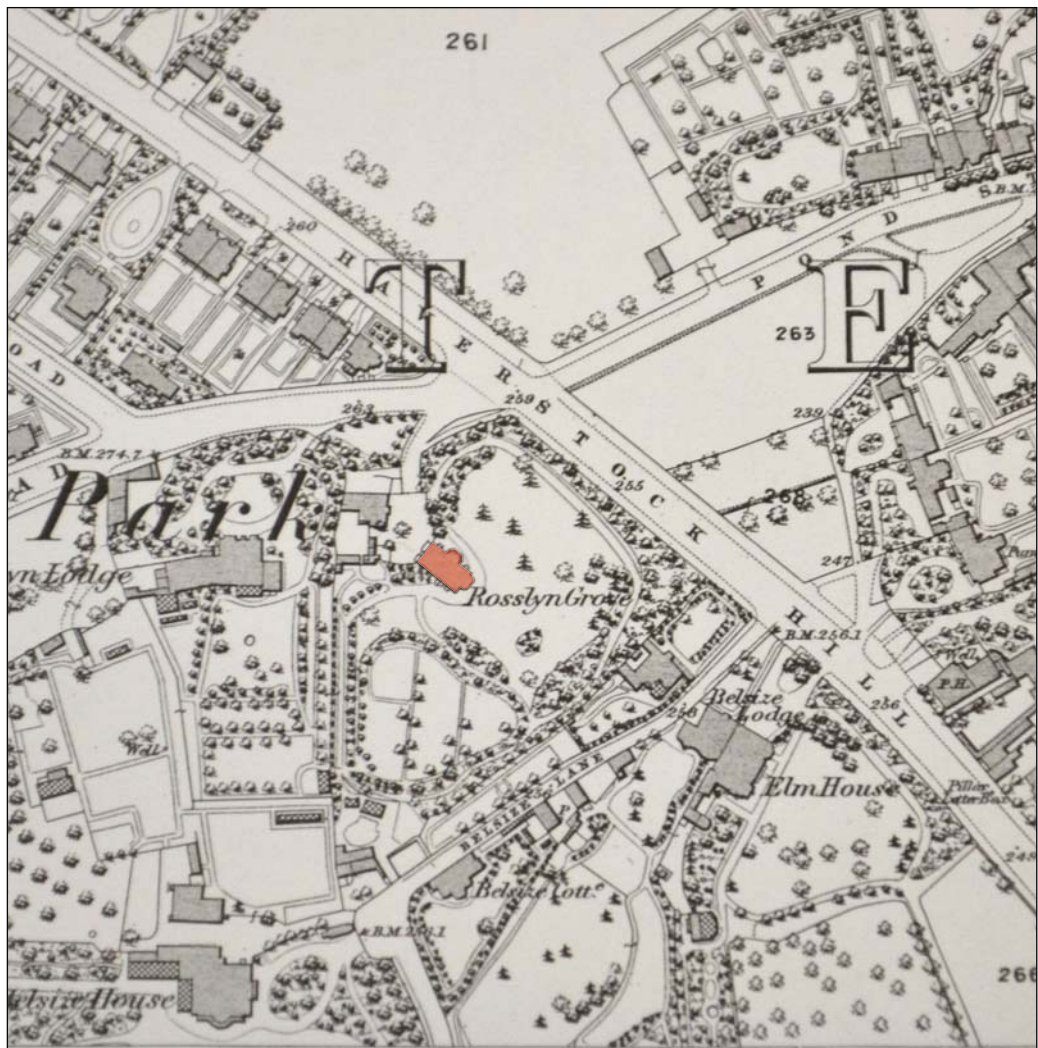
The London Metropolitan Archive
Camden Council Local Studies Archive

Secondary Sources

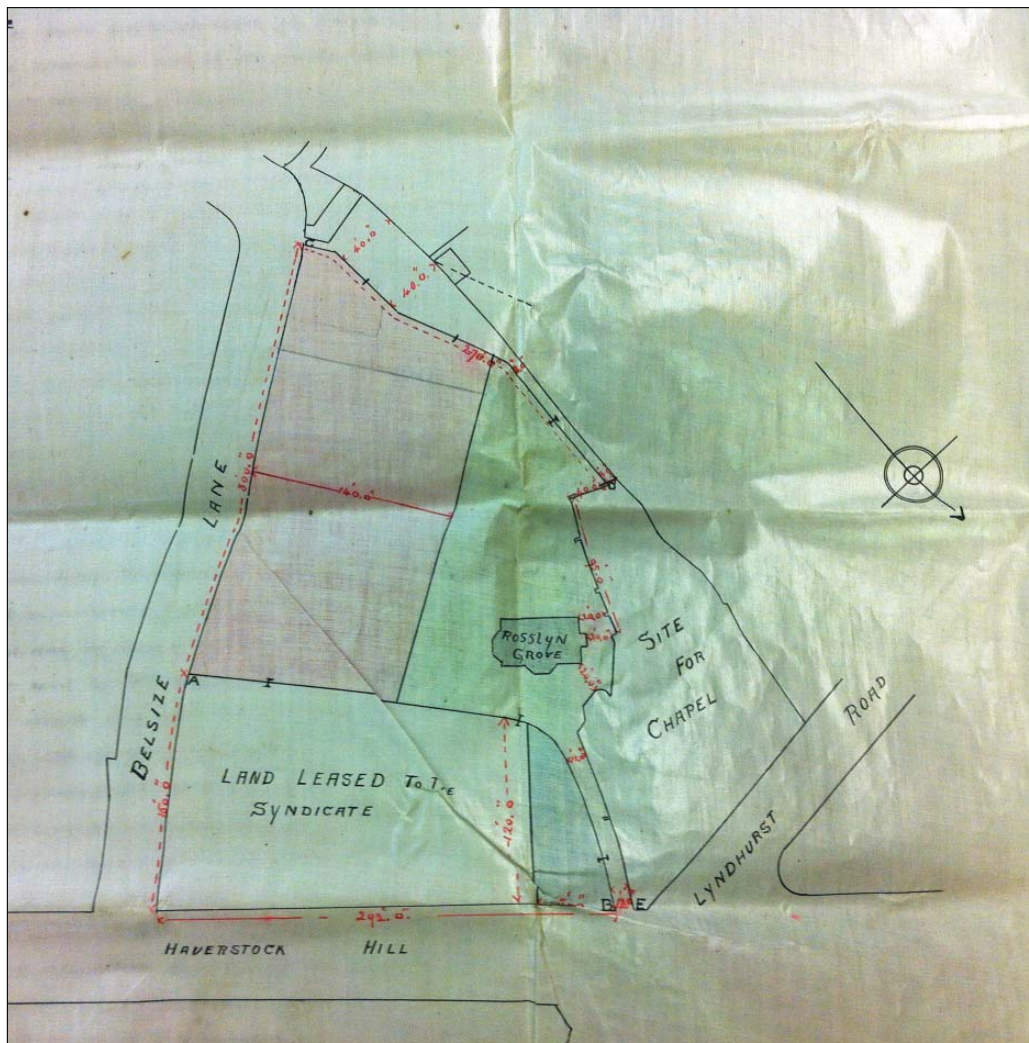
‘Hampstead: Belsize’ in *A History of the County of Middlesex: Volume 9: Hampstead, Paddington* (1989), pp.51-60
Adrian Shire (ed.) *Belsize 2000 : a living suburb* Belsize Conservation Area Advisory Committee(2000)
Cherry, B. and Pevsner, N. *Buildings of England: London 4: North*, Yale University Press (2002)
Streets of Belsize Camden History Society (2009)



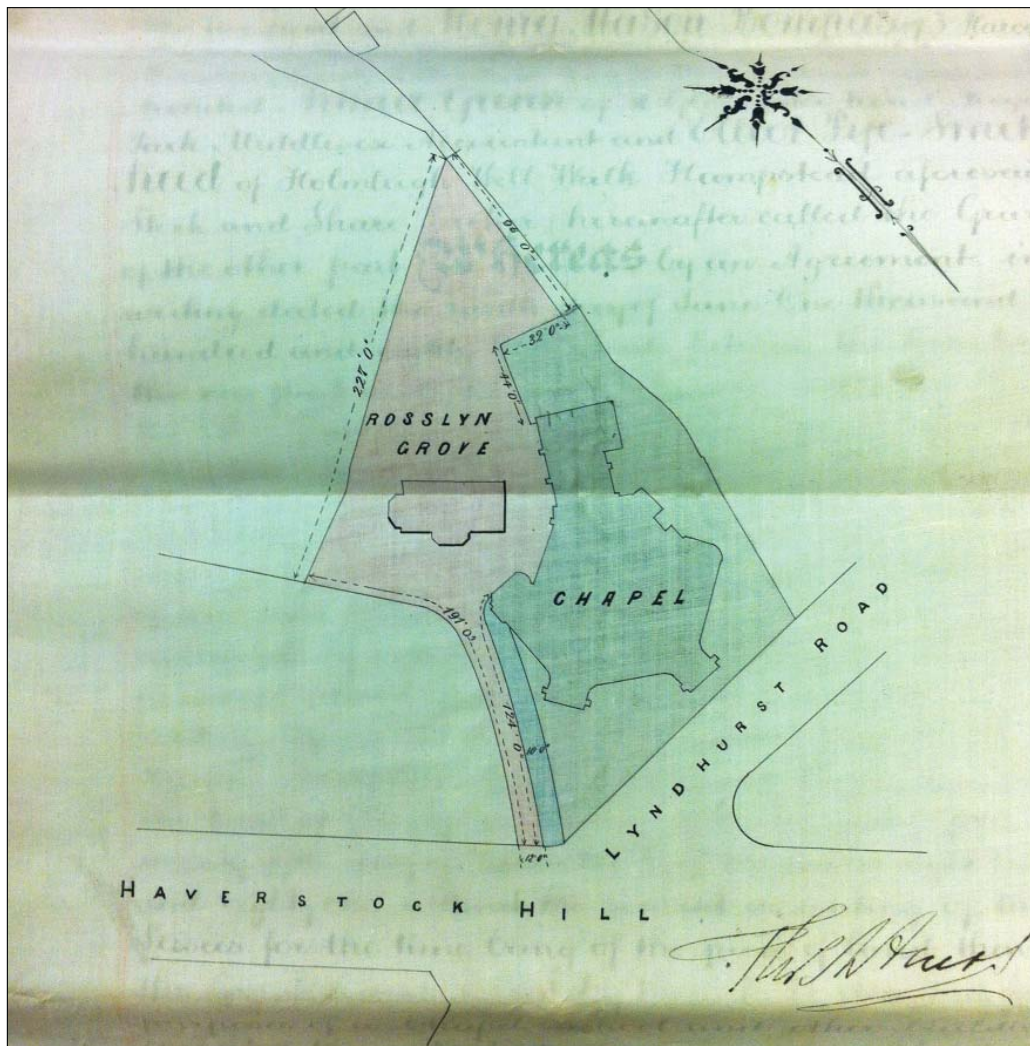
1. Leases on the Belsize Estate in 1808. 'Hampstead: Belsize', A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989)



2. Ordnance Survey map 1867-70. London Metropolitan Archives



3. Map from lease Rosslyn Grove estate 1882. Camden Local Studies Archive



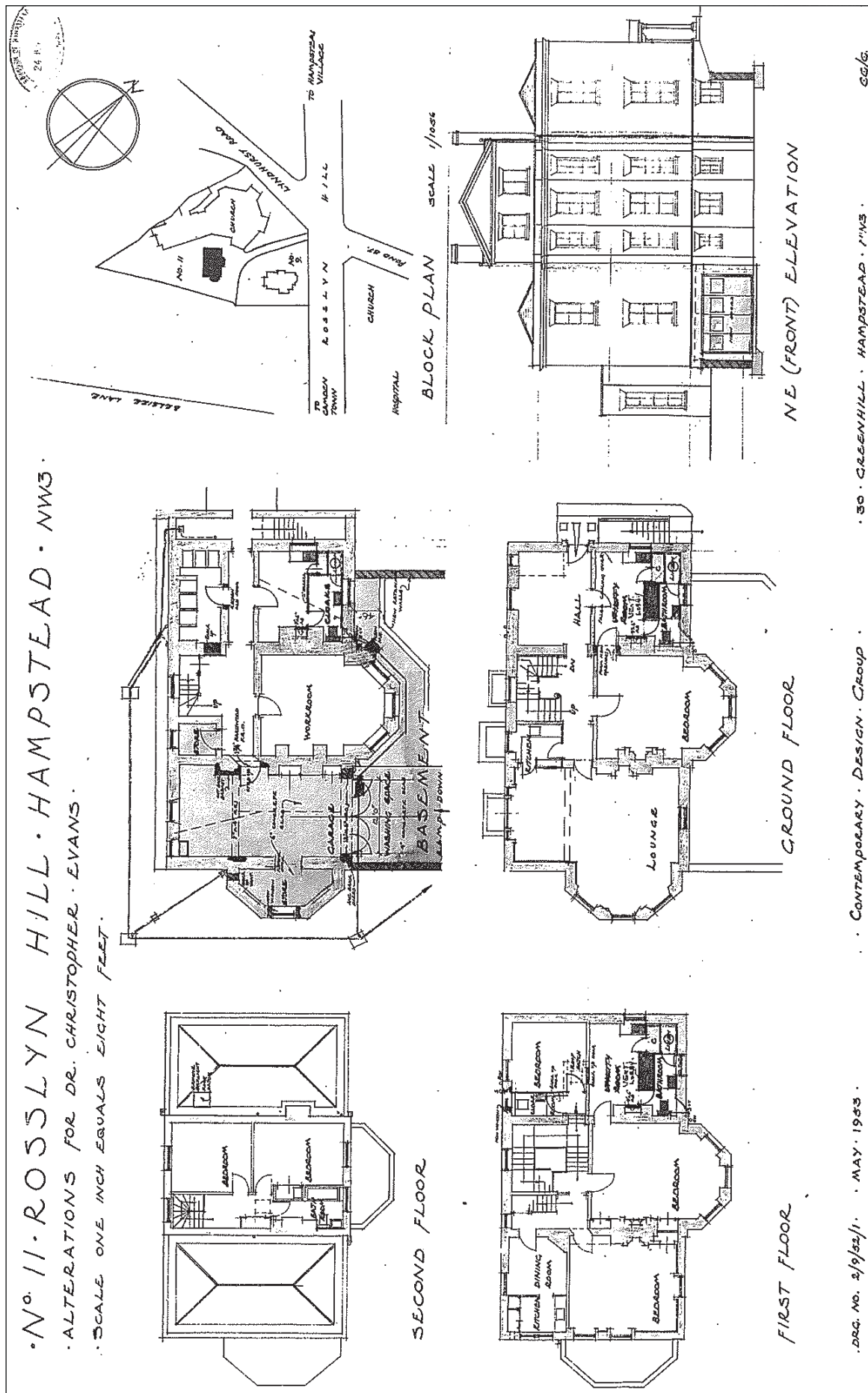
4. Map from lease Rosslyn Grove estate 1884. Camden Local Studies Archive



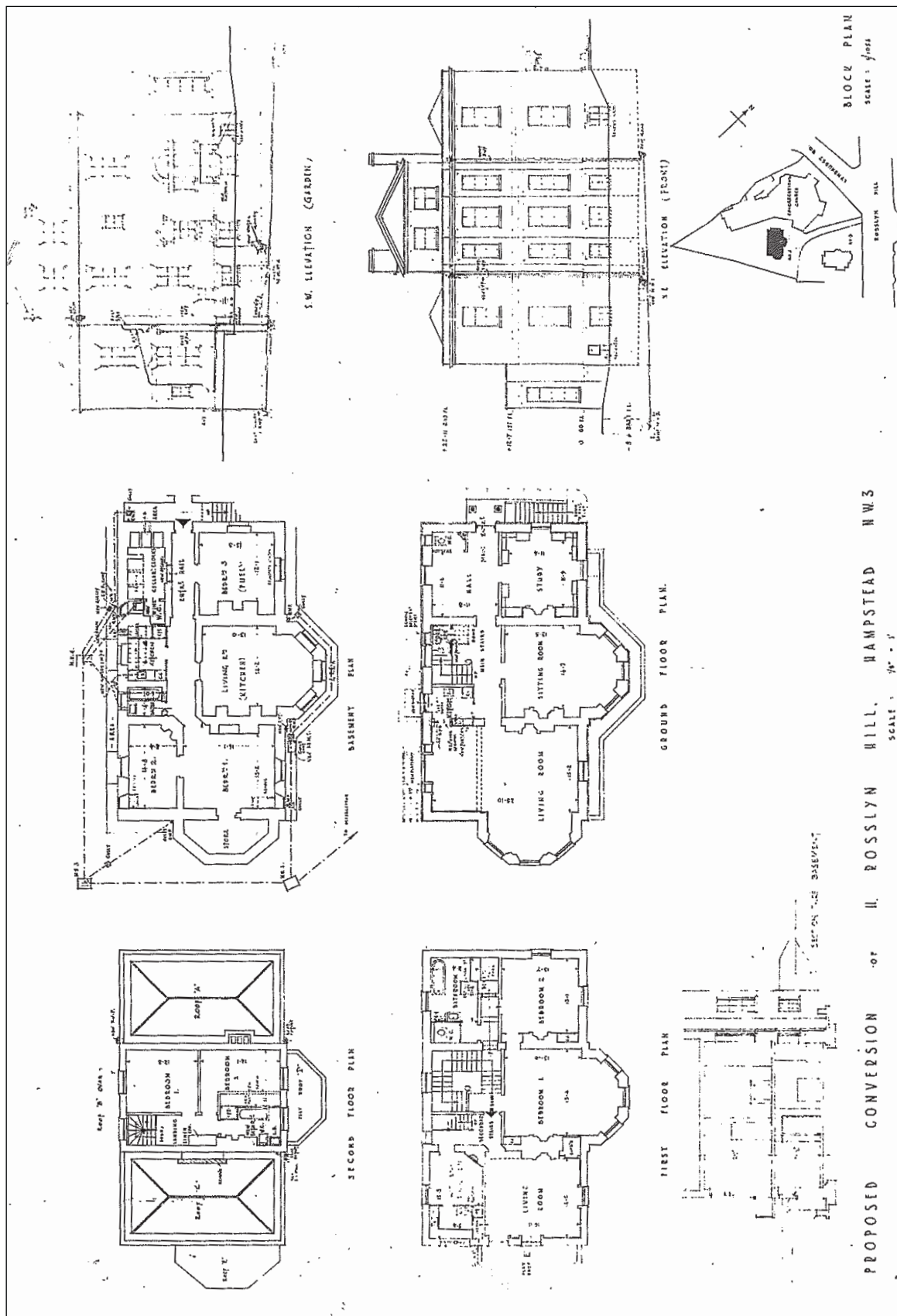
5. Ordnance Survey map 1915. London Metropolitan Archives



6. Bomb Damage map 1939-45. London Metropolitan Archives



7. Drawings detailing the proposed conversion of 11 Rosslyn Hill, 1948. Camden Local Studies Archive



8. Drawings detailing proposed alterations to 11 Rosslyn Hill, 1953. Camden Local Studies Archive



9. View of 11 Rosslyn Grove, east to west along entrance path, 1969. LMA



10. View of 11 Rosslyn Grove, from east to west elevation, 1969. LMA



11. View of 11 Rosslyn Grove, from south to north from rear garden, 1969.
LMA



12. View of 11 Rosslyn Grove, from the north west, 1969. LMA

SITE SURVEY DESCRIPTIONS

3.1 The Building in its Setting

Rosslyn Hill forms part of the main route from Central London to Hampstead and is consequently a busy road. The buildings situated in the vicinity of 11 Rosslyn Hill vary in date: they include the red brick 1-7 Rosslyn Hill, dating from the 1880s, and the very differently scaled and almost suburban 9 & 9a-d Rosslyn Hill, built in the 1950s. 13 Rosslyn Hill is at a prominent position at the junction of Lyndhurst Road; it has a two-storey bay window, stucco plasterwork, tripartite windows, and decorated gables. Most significant to the setting of 11 Rosslyn Hill is the former Lyndhurst Road Congregational Church, to its north east, this a centrally-planned hexagonal building of 1883 by Alfred Waterhouse. Constructed of purple Luton brick with red brick and terracotta dressings, it is Romanesque in style with gabled frontages to each side under a hexagonal tiled roof with a central lantern. The church overlooks 11 Rosslyn Hill's back garden and the boundary of the gravel area in front of the house's north-west (entrance) front is defined by the church walls.

11 Rosslyn is set back from the main road and accessed via a driveway which broadens into a gravel forecourt in front of the building. To the north west of the house, within its grounds, is a small one-storey outbuilding/shed. To the east of the house, also within its grounds and in the same ownership, is a small brick lodge dating to c1953.

3.2 Exterior

The house dates to circa 1770 and is constructed from brown brick with a red brick dentil cornice. The architect, if there was one, is unknown. The house is detached and has two storeys with an attic and a basement. The windows on the whole are six-pane recessed sashes with stone sills and gauged red brick flat arches, some historic, some replica.

North-east (front) elevation

At the centre of the façade is a 3-light canted bay window running from basement to first floor. This is flanked by single window bays. Above the central canted bay is a pedimented attic bay. There is a brick dentil cornice below the parapet at first floor level and to the pediment. The windows are six-pane recessed sashes with stone sills and gauged red brick flat arches. All the windows on the basement level and the windows in the left-hand bay are replacements in replica. The basement windows are shown in a photo of 1969 as non-original casements and the left-hand bay contained a garage door. The two upper floor windows of the left-hand bay were at this time bricked in. The area railings are also modern. Parts of the façade have been insensitively repointed, though the quality of the brickwork in the parts which have not been repaired is still in evidence.

North-west (entrance) elevation

This elevation is two bays wide, the right-hand upper window of which is blind. Also in the right-hand bay is the front door, set in a timber Doric portico. The doorway is round arched with panelled reveals, a patterned fanlight and a panelled door (the last a modern replica). To the left of the entrance, original stone steps with painted iron railings lead down to the basement.

South-west (garden) elevation

The fenestration of this façade is irregular. There is a central pedimented attic storey with two sash windows, located asymmetrically. At first floor level there are four sash windows and one small casement window, the latter added in 1953. The first-floor right-hand window in the central bay is a modern reinstatement of an original, lost in the 1950s. The long staircase window has been lengthened downwards (in 1999) and contains replica glass and panes. At ground floor level is a central architraved doorway with a console-bracketed pediment; the door itself and its steps and railings are modern. To the right is a Venetian-style French window (probably dating to the 1920s); the fanlight, door, marginal lights, and balconette are modern. To the left is a small window, added in the 1950s, the lintel of which was changed to red brick and the window pane replaced in 1999.

South-east elevation

Originally, this elevation overlooked the house's extensive garden. Hence the elevation has a ground floor 3-light canted bay with recessed sash windows; the basement window was added in 1953. At first floor level are four windows: 3 recessed sash windows and 1 with a thick mullion between the two sashes. The latter is unlikely to be original.

Roof

There is a pitched roof over the attic storey and two hipped roofs over the wings. These are slate covered and date to 1999.

3.3 Interior

A note on joinery: The building has historic joinery dating to various different phases of works, with several different profiles in evidence for the glazing bars to the sash windows, architraves, shutters, skirting and doors etc. It is likely that only a few of these features are original to the house, with much else dating to the early-19th century or later. The most common type of sash windows in the house, for example, (a 2 over 4 sash with thin glazing bars, used on the principal elevations) is likely to be early-19th century. The internal doors are all likely to be mid-Victorian or later, some set in earlier architraves. Other items are wholly replica, ranging in quality from poor (such as the cornices in the master bedroom and bathroom) to good (the restored sash windows of 1999). The description below describes where features are either self-evidently or documented as new or replica; all else is described as 'historic', meaning that it ranges in date from the late-18th century to the turn of the 20th century and is considered as part of the special interest of the building.

Basement

B1

No original features: new windows, new floors, an empty chimney flue and breast.

B2

Wine cellar with original painted brick stores. An original cast iron grille door.

B3

Central room with large canted bay. Modern floor, original large timber beam along centre of ceiling visible, modern windows & skirting. Door to the left of windows leads to a modern shower room. The four-panelled door to the landing is a historic four-panelled door.

B4

Large room. All windows modern. Chimney breast on internal wall, no fireplace. Modern floor and skirting; no original features.

B5

New bathroom with all modern features. Small rectangular casement window.

B6

Main circulation corridor, has new floors and skirting. Replica hornless sash window with thin glazing bars facing south to garden. Stair treads are carpeted, therefore date unknown.

Ground Floor

G1

Dining room. Room restored during late 20th century. Skirting and dado rail historic, possibly original. Acanthus leaf cornice (probably a replica). Fine-moulded plaster ceiling with Neo-classical design, believed to be original. Modern cast iron radiators. Historic box sash windows to north and west facades with original shutters. Original Neo-classical marble fireplace, moved here from present kitchen in 1999. Glass-fronted cupboard to right of chimney piece is not an original feature (there was a door added here in 1953). Opening and door to G6, a late 20th century addition.

G2

Entrance hall. Stone floor, probably Victorian addition.

G3

Hallway. Original late-eighteenth-century staircase running from basement to first floor. Dog-leg staircase with a half landing, open string with a wave shaped motif to the end of each tread, simple stick balusters, painted white and a wooden handrail finishing with a curtail step. Large ground to first floor hornless sash window to garden, 4 over 4 over 4 panes with thin glazing bars; all modern replica. Hallway floor has wooden floorboards.

G4

Door leading to the garden, a replica reinstated in late 20th century. Internal door with

stained glass panels either side between the hallway and the inner house hallway, a modern replica.

G5

Sitting room. 3 bay canted window to south-east. Historic hornless sashes with 6 over 6 panes and thin glazing bars, shutters and (modern) window seats [NB these may be the only original late-18th century windows in the house]. Window to the southwest is an early-20th-century Venetian style window with pilasters and French doors providing access to the garden; window and door joinery modern. Shallow cast iron balcony to the exterior, modern. Fitted bookshelves to walls either side of French doors, all modern. Neo-classical cornice and skirting, replica work, as is marble fireplace.

G6

Room converted to a kitchen in late 20th century. 3 bay window to northeast. Historic hornless sash windows 2 over 4 panes with shutters and window seats. Cornice, dado rail and skirting are historic, probably original.

1st floor

F1

Bedroom. Modern fitted cupboards, a replica cornice and skirting. Historic box sash windows with glazing bars and shutters. Architrave to doors within the room are historic, possibly original.

F2

Bathroom on two levels. Replica triglyph cornice which goes around a mid-19th century internal glazed window. Historic box sash 2 over 4 panes with shutters. Otherwise, all modern joinery and fabric.

F3

Small room used as an airing cupboard and boiler room with vinyl flooring and fixed cupboards and boiler. Modern window. New door to hallway.

F4

Front room. Replica cornice and wall cupboards. Canted bay window with historic box sashes with glazing bars and shutters. Cast iron radiators sit beneath, not original. Architrave to doors within the room are historic, possibly original. Some historic skirting but mostly modern replacement.

F5

Master bedroom. The door from the landing has panelled reveals. The room has a Neoclassical cornice, skirting and a modern cupboard, with doors to match, in a fluted architrave; these features are all replica work. There are three windows: two on south-east elevation are historic box sashes, hornless, with glazing bars and shutters; that to north-east is a modern replica.

F6

Dressing room and bathroom. Opening from F5 is a recent addition. The bathroom has a Grecian cornice with triglyphs and skirting, all replica. The dressing room also

has the same replica cornice, except for where new modern cupboards have been added. No evidence of any historic cornice or skirting inside the fitted cupboards.

The windows on the south-west façade are two sash windows with no glazing bars, with a large mullion between them, probably Victorian or later. Earlier box sash window in historic architrave to south-west with glazing bars but no shutters.

F7

Corridor and hallway. Windows are hornless sashes, 2 over 4 panes with thin glazing bars (that under the stair is a modern replica, the other historic). Outer architraves to all the doors are modern. Doors themselves are probably Victorian.

Winder staircase to the second floor, original fabric with some new balusters and handrail; later skirting.

2nd floor

S1

Bedroom with three sash windows (2 over 2 hornless sashes), probably replicas. Modern partition at centre. There are doors either side of this partition leading off the landing: historic two-panel doors set in historic architraves. The room has no cornice and a plain box skirting, not original.

S2

Bathroom. 2 over 2 hornless sash window, modern window set in historic lining. The architrave and door matches those to S1, probably historic. No cornice or skirting. All modern fittings otherwise.

S3

Landing and stairs. Fixed cupboard to wall, probably Victorian. Box skirting, possibly original.

COMMENTARY ON THE PROPOSALS

4.1 Description of the Proposals and their Impact on the Listed Building

The proposals are modest and limited to the first and second floors of the building. They involve the reconfiguration of minor elements of the plan form, the refurbishing of bathrooms, and the addition of fitted cupboards.

In detail the proposals and their impact on the listed building are:

Second floor

- Replacing part of a non-original partition wall between S1 and S2 with a new partition wall running in a straight line. The doors and architraves to S1 and S2 will be retained. This minor reconfiguration of non-original plan form is neutral in terms of its impact on the listed building.

First floor

- Removal of modern partition wall in F6 to create a bedroom where there is currently a bathroom. Removal of modern bathroom fittings. This has a beneficial impact on the listed building because a modern partition and bathroom fittings are removed from a principal room.
- Addition of new partition walls and two doors in F5 to create a new bathroom, with new bathroom fittings using existing plumbing runs. This has a minor negative impact on the listed building because the proportions of this room are altered, but no impact on any historic fabric because the cornices and skirting in this room are all modern.
- Removal of wall to the north of the chimney breast between F4 and F5 to create extended cupboard space in F5. This has a minor negative impact on historic fabric.
- New fixed cupboards and shelves in F1. This is a reversible alteration that is neutral in its impact, particularly as the cupboards do not conceal any historic features such as fireplaces (the fireplace has been lost), windows, or cornice (the cornice is a modern replica).
- Lowering the floor in F2 and F3 to its original level (as determined by the original window in F2) and removing the 20th-century partition and door between F2 and F3. This constitutes a restoration of the historic proportions of the room and its plan form and therefore has a positive impact on the listed building. The refurbishment of the bathroom is neutral in its impact.
- Replacing poor-quality replica cornices in F1, F2, F4, F5 and F6 with more convincing replica cornices, a positive alteration.
- Reinstating a fireplace to the chimney breast in F4, another positive alteration to the listed building.

Overall, the proposals respond to the original plan form and historic features of the building and have been guided by an understanding of its significance. They amount to ‘less than substantial harm’ to the significance of the listed building, in the terms of the *National Planning Policy Framework*.

4.2 Justification of the Proposals

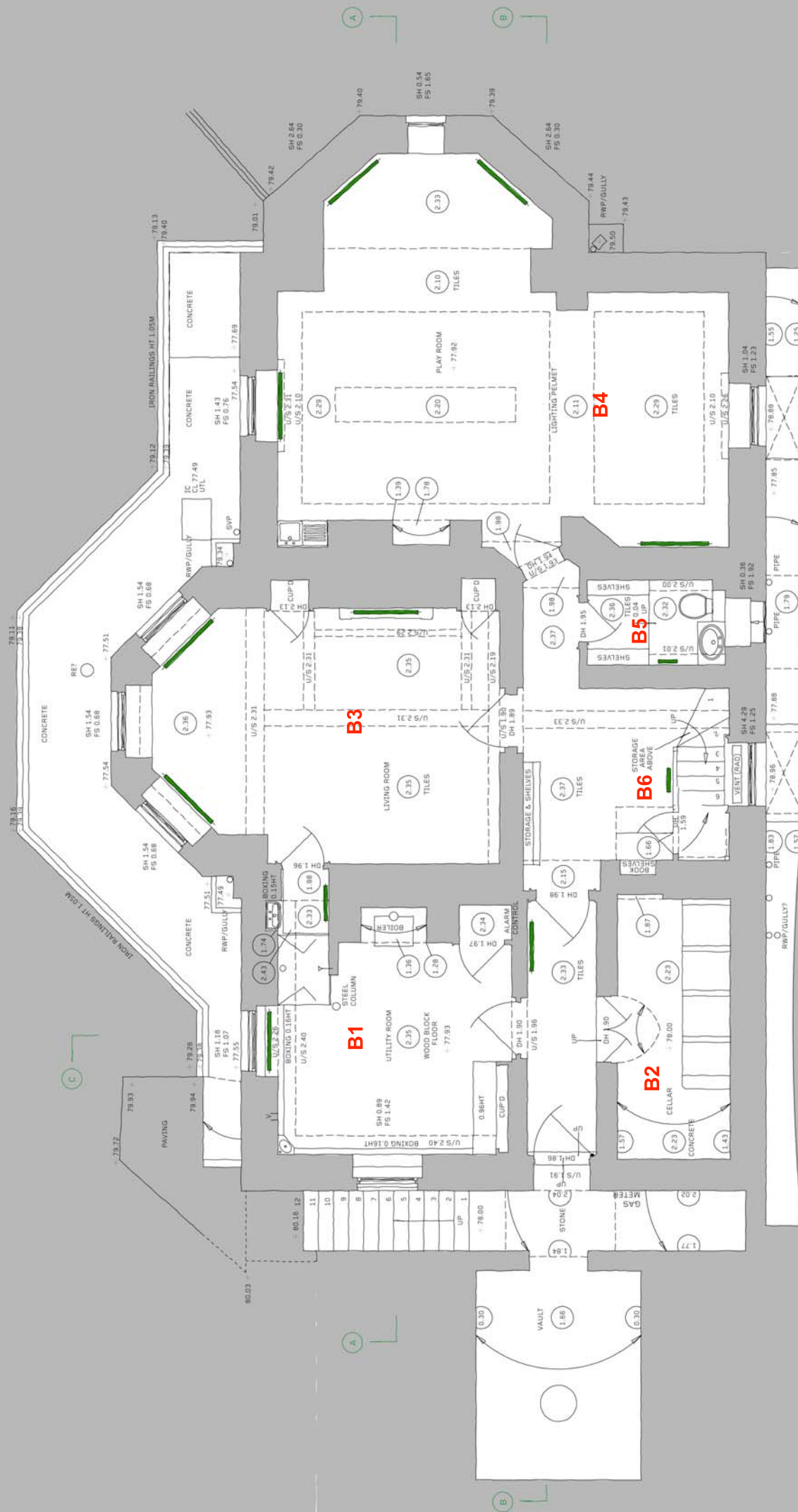
According to the *National Planning Policy Framework*, any ‘less than substantial harm’ to a listed building should be weighed against the public benefits of the proposal, including securing its optimum viable use. The harm caused to 11 Rosslyn Hill by the proposals is so slight that the benefits are correspondingly modest. Nonetheless, there are benefits and these are:

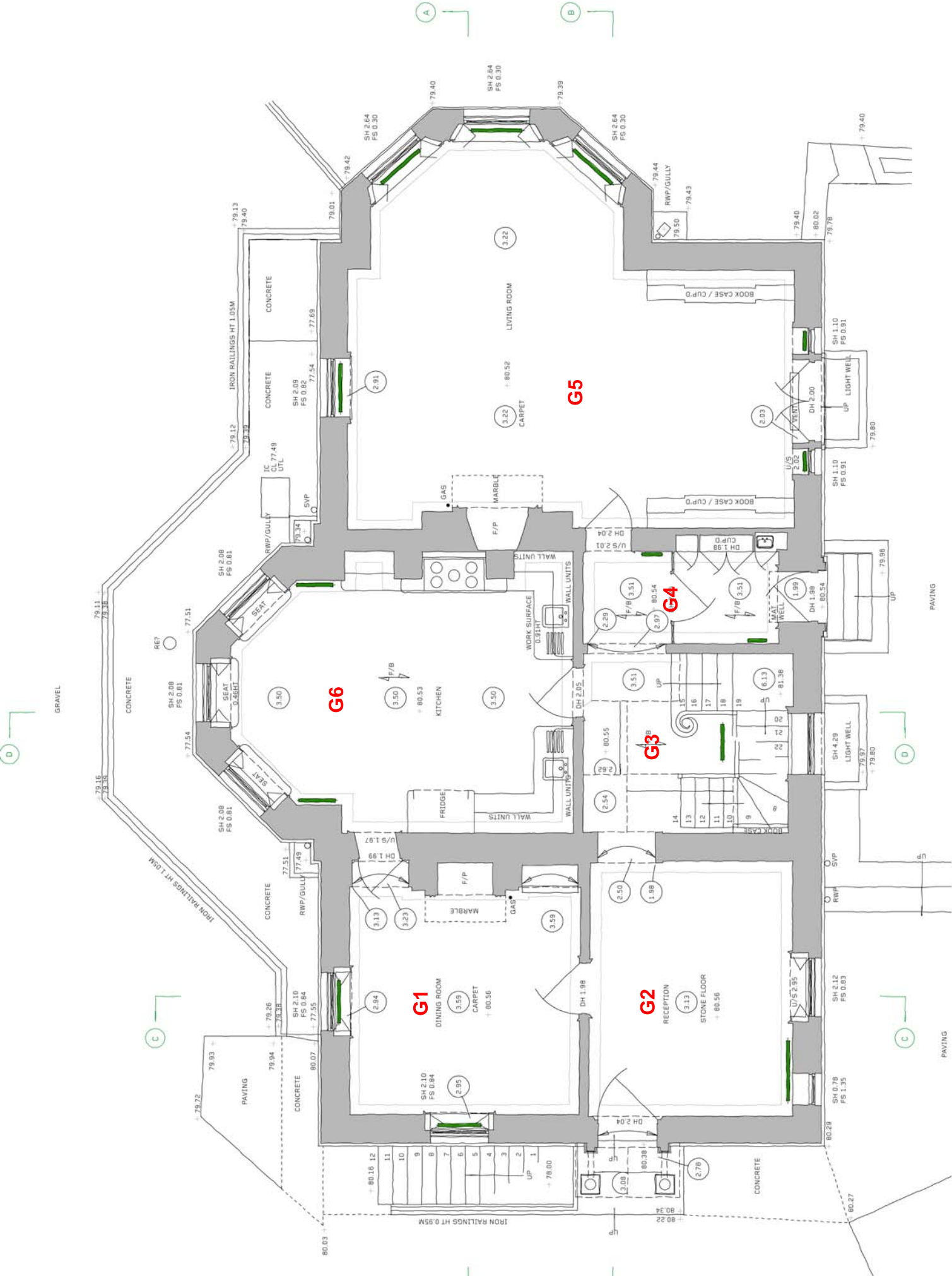
- the principal first floor room, which is currently a dressing room, will become the main bedroom with a new period fireplace and cornice;
- elsewhere, poor-quality replica cornices will be replaced with more convincing designs;
- the original floor level and plan form in the first floor bathroom will be restored;
- the building’s ongoing viability will be enhanced by refurbished bathrooms and a modest reconfiguration of the plan form, which provides additional children’s bedrooms;
- this in turn will secure future investment in its maintenance and repair.

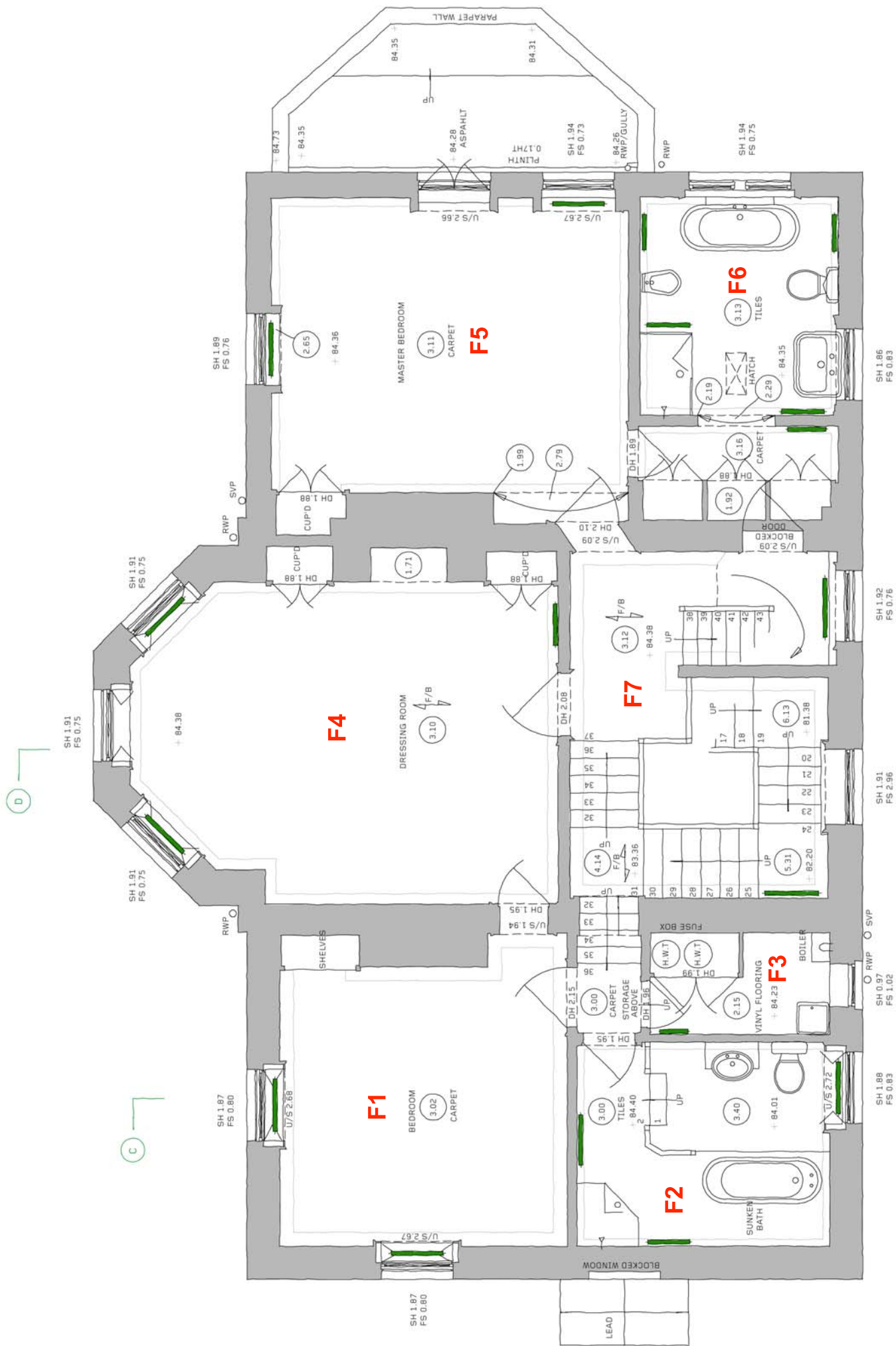
The proposals offer an appropriate balance between potential harm and benefits and therefore may be considered the type of sustainable development in favour of which the *National Planning Policy Framework* establishes a strong presumption. The proposals are therefore acceptable in terms of the *National Planning Policy Framework*.

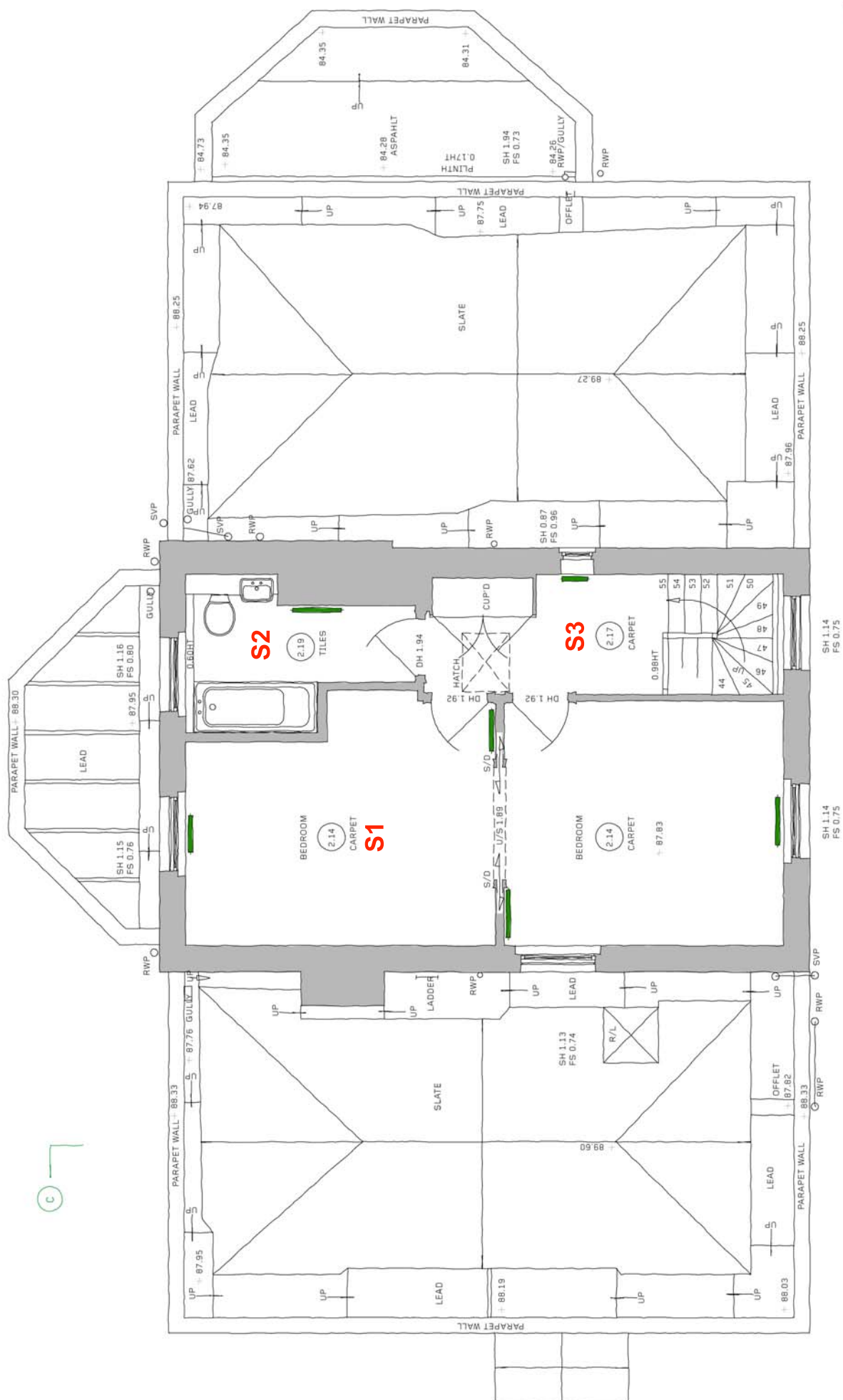
Appendix I

Plans of the Building Showing Room Numbers Referred to in the Text









Appendix II

Relevant Planning Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 (1) states: *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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(I) of the above Act states that *'with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area'*.

The NPPF

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2012). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to *'Conserving and enhancing the historic environment'*, the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

The NPPF has the following relevant policies for proposals such as this:

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

The NPPF sets out twelve **core planning principles** that should underpin decision making (paragraph 17.). Amongst those are that planning should:

- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.(...);*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generation.*

Specifically on applications relating to **heritage assets** the NPPF has the following:

131. 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.*

As regards **less than substantial harm** to a heritage asset, there is the following policy:

134. 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 securing its optimum viable use.

English Heritage Guidance

English Heritage's "Historic Environment Planning Practice Guide" (2010) elaborates on the policies set out in the now superseded PPS5 but still applies to the policies contained in the NPPF.

In paragraph 79 the guide addresses potential **benefits** of proposals for alterations to heritage assets. It states the following:

"There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

- *It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
- *It reduces or removes risks to a heritage asset.*
- *It secures the optimum viable use of a heritage asset in support of its long term conservation.*
- *It makes a positive contribution to economic vitality and sustainable communities.*
- *It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*
- *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place."*

The Guidance has specific advice for **additions and alterations** to heritage assets. This includes the following:

179. The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.

And:

186. New features added to a building are less likely to have an impact on the significance if they follow the character of the building.(...).

Camden Council

Camden's Local Development Framework was adopted in 2010 and contains policies relevant for sites such as this. These policies are as follows:

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and accessibility.

DP25 – Conserving Camden's heritage

CONSERVATION AREAS

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;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Camden's Core Strategy states the following regarding heritage:

CS14 - Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to

use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.

Fitzjohns Netherhall Conservation Area Statement

11 Rosslyn Hill is not mentioned in the Conservation Area Statement. The building is located in sub-area two, 'Rosslyn' of the conservation area: 'The street layout in this sub-area has a smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier period of 1860s to the 1880s.'

The London Plan

The Consolidated London Plan (2011) contains policies that affect development related to the historic environment.

Specifically, the Plan includes the following relevant policies:

Policy 7.8: Heritage Assets and Archaeology

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D Development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.*

Policy 7.9: Heritage-led regeneration

Strategic

- A Regeneration schemes should identify and make use of heritage assets and*

reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

Appendix III

Statutory List Description

ROSSLYN HILL 798-1/39/1390 (South West side) 14/05/74 No.11 (Formerly Listed as: ROSSLYN HILL No.11 Manse of Congregational Church)

Grade II

Detached house, formerly the Congregational Church manse. c1770. Brown brick with red brick dentil cornice and pediments. 2 storeys, attic and semi-basement. Gauged red brick flat arches to recessed sashes. North east front to drive with central 3-light canted bay flanked by single window bays, left hand bay blind; central pedimented attic bay. North west entrance front with 2 windows, right hand blind. Timber Doric portico; round-arched doorway with panelled reveals, patterned fanlight and panelled door. South west garden front, 3 windows. Central architraved doorway with console-bracketed pediment altered for use as a window. C20 Venetian type French window to right. Central pedimented attic storey. South-east garden front with ground floor canted bay. INTERIOR: retains some original features.