



For the erection of a timber orangery, new opening and replacement doors  
and side screens

At

4 Hampstead Square

London

NW3 1AB

On behalf of

Dr Singer

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## **1.0 Introduction**

This Combined Heritage Design and Access statement has been prepared as part of a Planning and Listed Building Consent application to construct a timber orangery, new opening and replacement doors and side screens to the rear of 4 Hampstead Square, London NW3 1AB.

By reference to relevant statutory legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this section aims to highlight and assess such assets and the historical context connected to the property.

## **1.1 The Site and surroundings**

### **4 Hampstead Square**

4 Hampstead Square is Grade II Listed property located within the Hampstead Conservation Area. It is of stucco construction with a slate roof. It lies within 300 square metres of private domestic curtilage.

The property is approached via a private drive leading from Hampstead Square.

### **Hampstead Conservation Area**

Hampstead was designated a Conservation Area on 29 January 1968 and the boundaries later reviewed and extended in 1977, 1978, 1980, 1985, 1988 and 1991.

4 Hampstead Square is located within the SUB AREA TWO: Christ Church/Well Walk Area of Hampstead Conservation Area



The above is a map (courtesy of Camden Council) showing the boundaries of Christ Church/Well Walk Area.

4 Hampstead Square is highlighted red.

There are a further 12 listed structures within close proximity to 4 Hampstead Square, listed below.

#### **HAMPSTEAD SQUARE 798-1/16/775 (South side) 11/08/50 Nos.7, 8, 8A AND 9**

GV II

Terrace of 4 houses, formerly 2 houses. c1730, eastern half of south facade and part of eastern facade re-fronted late C20. Brown brick with plain brick bands between storeys. Hipped tiled roof. South facade, 3 storeys 7 windows. Doorway with panelled door and bracketed hood. Segmental arches to flush framed sashes with exposed boxing on ground and 1st floor, 2nd floor sashes square-headed. North facade, 2 storeys 1 window, plus 1 blind window. 2 entrances with panelled doors and bracketed hood, flanking a blind segmental-arched window. Plain brick band at 1st floor level. Eastern facade, 3 storeys 1 window and single storey extension with entrance. INTERIORS: not inspected. HISTORICAL NOTE: on the eastern wall, a plaque commemorating Newman Hall, Congregational minister and hymn-writer, whose widow adapted the 2 houses into homes for the aged.

#### **TQ2686SW HEATH STREET 798-1/16/820 (East side) No.120 Friends Meeting House**

GV II

Society of Friends (Quaker) Meeting House. 1907. By Frederick Rowntree. Stucco with brick ground floor to left hand return. Tiled gabled roof with tall buttressed chimney-stack on return. Arts and Crafts Free Style. EXTERIOR: 2 storeys and basement. Gabled Heath Street facade with semicircular timber porch of distyle-in-antis columns, their pedestals on the 2nd

of 3 stone steps, supporting a deep entablature with copper half-dome; panelled doors, part-glazed with small panes, and brass handles. To right, a transom and mullion window with glazing bars. Similarly detailed Venetian style window at 1st floor level. Left hand return to Hampstead Square with grilled semi-basement windows; left hand gabled bay with 3 2-light square-headed casements in shallow segmental-arched recesses with louvred shutters and a keyed oculus in the apex, all with small panes; right hand bay with a single and a 3-light window and a box dormer breaking through over-hanging eaves, all with glazing bars. INTERIOR: plain with Arts and Crafts detailing. A small lobby leads into a hall with a motif of shallow arches around the walls. 1st floor library with fireplace. HISTORICAL NOTE: Frederick Rowntree was an architect member of the famous Quaker chocolate manufacturing family from Yorkshire, who designed a series of Friends' Meeting Houses around the country.

**TQ2686SW HEATH STREET 798-1/16/821 (West side) Garden entrance gateway to No.120 The Friends Meeting House**

GV II

Garden entrance gateway to the Friends Meeting House (qv). c1907. By Frederick Rowntree. Timber with brick flanking half-height walls. Segmental arched double gates with plain stick rails, alternating with thinner rails below cross-rail at half height. Square timber gateposts with segmental-arched overthrow inscribed "Friends Meeting House". Curved flanking half-height brick walls with timber matchboard fencing and plain timber posts.

**TQ2686SW HEATH STREET 798-1/16/818 (East side) 14/05/74 No.118 and attached railings**

GV II

End of terrace house, now a restaurant. Early C19. Multi-coloured stock brick. Slated mansard roof with dormers. Main facade faces north. 2 storeys, attic and basement. Double fronted with 3 windows and 1 window to western, street facing return. Round-arched doorway with keystone, patterned fanlight, C20 bracketed hood and panelled door. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and gateway overthrow.

**TQ2686SW HEATH STREET 798-1/16/816 (East side) 14/05/74 Nos.112 AND 114**

GV II

2 terraced houses with later shops. Early/mid C18. Timber-framed; No.112, refurbished with C20 weatherboarding; No.114, stucco. No.112, slated roof with dormer; No.114, old tiled roof with dormer. 2 storeys and attics. 2 windows each. Both with C20 shopfronts. Flush framed sashes with exposed boxing, No.112, C20. Picturesque rear elevations of

weatherboard and brick. INTERIORS: not inspected. (Victoria County History: Baker TFT: Middlesex, Vol. IX, Paddington & Hampstead Parishes: Oxford: -1989: 23).

**TQ2686SW HEATH STREET 798-1/16/815 (East side) 11/08/50 Nos.110 AND 110B**

GV II

End of terrace house. c1730, refaced and altered early C19. Stucco. Main facade to south, 3 storeys 3 windows. No.110, C20 doorway. No.110B, C20 doorcase with fluted half columns carrying hood; panelled door. West facade, to street, 2 windows of which left hand blocked. Eastern 2 storey projecting wing. INTERIOR: not inspected.

**TQ2686SW ELM ROW 798-1/16/369 (North side) 11/08/50 No.1**

GV II\*

Terraced house. c1720. Brown brick with red brick dressings. 4 storeys. 4 windows with 2-window extension. Plain brick pilasters at angles of older block. Doorway with carved bracketed hood and half glazed door. Gauged red brick flat arches and dressings to flush framed sashes with exposed boxing; west window of 2nd floor bowed with cast-iron balcony and tented canopy. Rebuilt parapet. Extension with verandah having tented roof and cast-iron columns. From the extension a smaller door leads to a cobbled yard at the rear. INTERIOR: not inspected but noted to retain original panelling and staircase with turned balusters and column newels. HISTORICAL NOTE: home of DH Lawrence in 1923.

**TQ2686SW ELM ROW 798-1/16/371 (North side) 11/08/50 No.3**

GV II

Terraced house. c1720, refaced late C19 by the building firm CB King Ltd. Red brick with bright red brick dressings. Late C19 patterned tile mansard with 2 sashes. 3 storeys, attic and basement. Double fronted with 5 windows. Doorcase with moulded hood on carved consoles; doorway with C19 reeded surround, square-headed patterned fanlight and half glazed door. Gauged red brick segmental arches and dressings to slightly recessed sashes with exposed boxing; central 1st floor window has moulded brick architrave with fleur-de-lys keystone and cornice. Plain brick bands at floor levels. Lead rainwater head and pipe. INTERIOR: not inspected but noted to retain panelling. HISTORICAL NOTE: home (1879-80) of Sir Henry Cole, founder of the Kensington Museum (now the Victoria & Albert) and postal reformer.

**TQ2686SW ELM ROW 798-1/16/372 (North side) 11/08/50 No.5**

GV II

Terraced house. c1720, refaced late C19 by the building firm CB King Ltd, and again late C20. Red stock brick with red brick dressings and floor bands. Tiled mansard roof with 3 dormers. 3 storeys and attics. 5 windows. C20 doorcase with bracketed hood. Central 1st floor window feature in moulded brickwork with fleur-de-lys over window. Gauged brick segmental arches to flush framed sashes with exposed boxing. INTERIOR: not inspected.

**TQ2686SW HAMPSTEAD SQUARE 798-1/16/771 (West side) 11/08/50 No.1 and attached railings**

GV II

Semi-detached house. c1720, refaced late C19 by the building firm CB King Ltd. Multi-coloured stock brick with moulded red brick dressings and cornice bands below parapet and between storeys. 3 storeys, attic and basement. Double fronted with 5 windows and 2-window left hand return. Late C19 red brick projecting porch with round-arched doorway having radial fanlight and panelled door. Gauged red brick segmental arches to slightly recessed sashes with exposed boxing; central 1st floor window slightly projecting with fleur-de-lys motif similar to No.5 Church Row (qv). Parapet with ball finials at angles, behind which an hexagonal glazed lantern surmounted by a flagpole and flanked by box dormers. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. The return of No.1 forms a group with Nos 1, 3 and 5 Elm Row (qqv).

**TQ2686SW HAMPSTEAD SQUARE 798-1/16/778 Two lamp posts 14/05/74**

GV II

2 lamp posts. C19 cast-iron column standards with C20 reproduction Windsor lanterns.

**TQ2686SW HAMPSTEAD SQUARE 798-1/16/772 (West side) 14/05/74 No.2 and attached railings**

GV II

Semi-detached house. c1720, refaced late C19. Red brick. Slate roof, hipped to right with dormer. 3 storeys, attic and basement. 3 windows. Doorcase with carved, console-bracketed hood; architraved doorway with radial fanlight and panelled door. Ground and 1st floor, segmental-arched sashes; ground floor with flush frames and exposed boxing. 2nd floor, square-headed sashes. Plain brick bands at floor levels. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

## **2.0 Planning Background and Development Plan Framework**

### **2.1 Planning History**

2015/3931/L 4 Hampstead Square London NW3 1AB Installation of timber bin store and trellis in front garden. [Retrospective] FINAL DECISION 09-07-2015 Granted

2015/3623/P 4 Hampstead Square London NW3 1AB Installation of timber bin store and trellis in front garden. [Retrospective] FINAL DECISION 09-07-2015 Granted

2012/0345/P Extension and excavation to provide new basement level, including installation of 3 lightwells to dwelling house (Class C3). Withdrawn due to concerns about basement's impact on the special interest of the listed building

2011/5619/P & 2012/5738/L Extension and excavation to provide new basement level, including installation of 3 lightwells to dwelling house (Class C3). Withdrawn due to inadequate Basement Impact Assessment

2004/5050/P & 2004/5051 The installation of 2 window/door openings at second floor level on the west elevation of the single family dwellinghouse, as a revision to Planning Permission ref PWX0002159 and Listed Building Consent ref LWX0002160 dated 23rd October 2000 for various internal and external alterations including relocation of a door opening on the west elevation. Granted

### **2.2 Policy Considerations**

#### **National Planning Policy Context**

*The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.*

*The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.*

#### **12. Achieving well-designed places**

*124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development*



*acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

*126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*

*127. Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.*

*Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

*129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

*130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

*131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

*132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

### **Conserving and enhancing the historic environment**

*184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>61</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>62</sup>.*

*185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

*186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

*187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

*188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*

#### *Proposals affecting heritage assets*

*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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*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.*

*191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

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

*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

*Considering potential impacts*

*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.*

*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<sup>63</sup>.*

*195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*196. 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, where appropriate, securing its optimum viable use.*

*197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

*199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

*200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

*201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

*202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

## **Camden Planning Policy**

### **Policy A1 Managing the impact of development**

*The Council will seek to protect the quality of life of occupiers and neighbours.*

*We will grant permission for development unless this causes unacceptable harm to amenity.*

*We will:*

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- d. require mitigation measures where necessary.*

*The factors we will consider include:*

- e. visual privacy, outlook;*
- f. sunlight, daylight and overshadowing;*
- g. artificial lighting levels;*
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;*
- i. impacts of the construction phase, including the use of Construction Management Plans;*
- j. noise and vibration levels;*
- k. odour, fumes and dust;*
- l. microclimate;*
- m. contaminated land; and*
- n. impact upon water and wastewater infrastructure*

#### Policy D1 Design

*The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*

- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*

## Policy D2 Heritage

*The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.*

### Designated heritage assets

*Designated heritage assets include conservation areas and listed buildings.*

*The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*

*c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*

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

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

#### *Conservation areas*

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

*e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

*f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*

*g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*

*h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

#### *Listed Buildings*

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

*i. resist the total or substantial demolition of a listed building;*

*j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*

*k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

#### *Archaeology*

*The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.*

#### *Other heritage assets and non-designated heritage assets*



*The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.*

*The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset*

### **3.0 Location of Heritage Assets**

#### **The Listing**



4 Hampstead Square is highlighted red.

#### **GV II**

Semi-detached house, formerly 2 cottages. Late C18. Stucco, scored to appear as ashlar. 3 storeys 4 windows. Square-headed doorway with panelled door. Slightly recessed sashes with exposed boxing. Parapet. INTERIOR: not inspected.

## **4.0 Proposed Development and Potential Impact on the Heritage Asset**

### **4.1 The Proposal**

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The alterations proposed are needed to meet the needs of today's family life rather than the needs of the typical family for whom the house was built.

The proposed timber orangery will:-

- preserve the significance of the heritage asset;
- cause minimal harm;
- provide a high quality extension to the property



The above is a view of the north elevation of 4 Hampstead Square and the location of the proposed orangery.



The orangery will in-fill the area shown above, extending from the doors to the left over to the window to the right.



The window, shown above, will be removed along with materials below to form a new opening from the reception room into the proposed orangery.



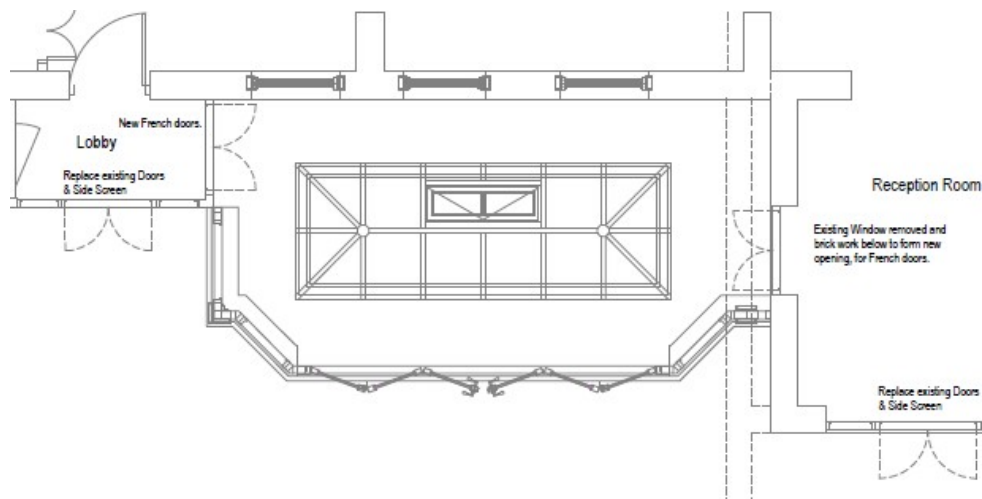


The doors and side screens to the reception room will be replaced with new timber doors and side screen.



The existing doors and side screens shown on the front elevation above will be removed and replaced with new timber doors and side screens. The doors on the side elevation of the porch will be replaced with new timber doors.

All works are demonstrated below.



The proposed works do not adversely affect any important architectural or historic features of the property, as demonstrated above. The proposed works do not adversely affect the buildings setting. The works are in scale with the host dwelling, being subservient to the main dwelling.

The orangery has been deliberately designed with a predominant amount of glazing to provide a view through to the original property with minimal obstruction.

The orangery has been purposefully designed to reflect the proportions and detailing of the host dwelling.

The choice of materials are sympathetic to the property. Whilst the works are intended to compliment and blend with the property, it is purposefully designed to allow the subtle distinction between the original architecture and the latest 21<sup>st</sup> century addition.

English Heritage in their publication Constructive Conservation support the change and adaptation of historic buildings:-

*“Historic buildings and places help to define our nation. Even so, change, adaptation or development will often be the key to securing their future. ‘Constructive conservation’ is the term used by English Heritage to describe the protection and adaptation of historic buildings and places through actively managing change. The approach is positive and collaborative, based upon a shared understanding of the qualities which make a place or building special. The aim of constructive conservation is to achieve a balance which ensures that those qualities are reinforced rather than diminished by change, whilst achieving a solution which is architecturally and commercially deliverable.”*

#### **4.2 Mass and Impact on the listed building:**

The proposed orangery will have a footprint of 21 square metres.

The proposal is small in comparison to the overall footprint of the property and will not adversely impact on the overall massing of the heritage asset.

#### **4.3 Roof Design and Glazing**

The roof of the proposed orangery will be a flat roof – single ply membrane and will incorporate a glazed lantern roof light.

#### **4.4 Materials, finishes and construction details**

The materials ensure that the proposals will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for an extension of this nature on a heritage asset. The extension will appear as a lightweight, predominantly glazed structure.

The use of timber and glazing will ensure that the proposal respects and complements the heritage asset but does not mimic it.

#### **4.5 Design**

The proposed orangery will be sited on the northern elevation of the property. As already stated the works are intended to compliment and blend with the property, it is purposefully designed to allow the subtle distinction between the original architecture and the latest 21<sup>st</sup> century addition.

We are of the opinion that the new design complements the listed building and is aesthetically pleasing.

#### **4.6 Impact on the listed building and it's significance**

The proposal will have minimal impact on the host dwelling.

#### **4.7 Materials**

##### **Existing**

Walls – Stucco

Roof – Slate

Doors and Windows – Timber

### **Proposed**

Wall/Base – Render

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern roof light

Doors and Windows – Timber

### **4.8 Compatibility:**

The proposed design is subordinate to the host elevation and will not detrimentally affect the host property, the setting of the property or the area in which the property is situated.

The design materials, timber and glazing are appropriate for this style of development.

### **4.9 Landscaping**

No landscaping works are proposed.

### **4.10 Access**

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

### **4.11 Impact on neighbouring properties**

The proposed works will not impact on the amenities enjoyed by the neighbouring residents.



## **5.0 Summary and conclusions**

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed works will:-

- preserve the significance of the heritage asset;
- cause minimal harm;
- provide a high quality extension to the property

We believe that the proposed works satisfy the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposals will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of orangery will enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposals are in keeping with the character of the building, the timber , lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

The proposals will not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed works have sufficient integrity to contribute to the amenity of 4 Hampstead Square without detracting away from the beauty and character or conflicting visually or technically to the existing property.

## **Conclusion**

As the owner and custodian of this property Dr Singer is keen to make certain changes to enhance their enjoyment of this area. The applicant also wants to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Dr Singer is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.