



JON LOWE
HERITAGE

Heritage Statement

4 Lutton Terrace, Hampstead,
London NW3 1HB

On behalf of Daniel Norsa Scott & Samantha Knight

July 2022

Project Ref. 00231

V.1





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Heritage Statement	4 Lutton Terrace, Hampstead, London NW3 1HB	Daniel Norsa Scott & Samantha Knight
Report Version: I	Project Reference: 00231	© Jon Lowe Heritage Ltd

Introduction

1. This Heritage Statement has been prepared by Jon Lowe Heritage Ltd and relates to No. 4 Lutton Terrace ('the Site'). It provides an assessment of the heritage values and significance of No. 4 Lutton Terrace and other heritage assets that may be affected in light of the proposed scheme and an analysis of the expected impacts on that significance.
2. This report has been commissioned by Daniel Scott Norsa and Samantha Knight and presents Camden Borough Council (CBC), the decision makers, with a statement of significance on the heritage assets potentially affected by the works applied for, together with an assessment of the impacts and effects of the works upon that significance. In doing so it supports the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings, and to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

The Site

3. The Site comprises a late 19th century cottage-type building located in the Hampstead Conservation Area. No. 4 Lutton Terrace is not listed though is recognised by Camden Borough Council as building which makes a positive contribution to the Hampstead Conservation Area. The building is also located within the setting of several listed buildings.

Proposals

4. The proposed works involve external works to extend the building at roof level and alterations to the rear elevation and front forecourt. It also includes the internal reconfiguration of the existing residential unit.
5. The proposals are described in detail within the drawings and design and access statement prepared as part of the full suite of documents associated with this submission.

Methodology

6. The Site, its relationship to context and the wider area have been observed and assessed during a site visit conducted in March 2021. The findings have informed design development.
7. Value judgements based on observation of the building fabric, form and features were made and these have been supported by documentary research. Observations and external inspections were also undertaken to better identify the overall sensitivity of the building and site to change, together with opportunities for enhancement. Working with the design team, proposals that seek provision of improved and heritage sensitive residential accommodation are presented.

Report Structure

8. This report summarises the significance of the listed building and the effect of the scheme on that significance. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the updated proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2021, the London Plan (2021) and the Camden Local Plan (2017)

Pre-application & Design Evolution

9. Prior to the submission of the proposal a pre-application meeting was held with Camden Borough Council officers on the 11th August 2021. In response to comments raised by the officers aspects of the proposed design have been altered and the overall scope of the scheme reduced.



Figure 1: Photograph of No. 4 Lutton Terrace's front elevation



Figure 2: Photograph of No. 4 Lutton Terrace's side and rear elevation



Understanding the Site

Understanding the Site

Location & Context

- 10. No. 4 fronts on to Lutton Terrace, a short, stepped walkway linking Flask Walk with a courtyard area adjacent to the blocks of flats at New Court. It is set on a south-east / north-west axis, rising in height towards New Court / Streatley Place. At its southern end where No. 4 is located the flank elevation of No. 53 Flask Walk and a short terrace of properties lines its north-east side. The flank elevation of No. 51 Flask Walk lines its south-west side.
- 11. The Site and the surrounding streets are within the bounds of the Hampstead Conservation Area. The urban context surrounding the site is a mixture of building types and scales. To the north the townscape is dominated by the more largescale forms of New Court and New End Primary School. Buildings to the south along Flask Walk offer a varied mix of Georgian and Victorian terraces, cottages and later modern infill around the tight network of streets and alleyways. The roofscape is varied with a mixture of historic roof forms, modern extensions, mansards and more bold modern forms to the west.

Building Description

- 12. The building is a late 19th century residential dwelling that was constructed within the rear garden of the end-terrace property at No. 51 Flask Walk.
- 13. The main elevation is orientated north east, and is set back from Lutton Terrace behind a small concreted yard and a set of 20th century railings. The building is two storeys, rendered, and cream painted. At ground floor two projecting bay windows flank the front door which is modern and features a simple fanlight. At second floor the frontage has 3 replacement 6/6 sash windows. The pitched roof is a 20th century replacement with concrete tiles. A flat roof extension projects at the rear.

- 14. The rear of the building was extended in 1968 and has subsequently undergone further changes to the arrangement of windows. All windows are modern casements, the ground floor features a French Doors providing access to a small rear yard.

Nearby Heritage Assets

- 15. No.4 is located within the Hampstead Conservation Area. The conservation area covers a wide portion of the at the north of the borough and is subdivided into eight Sub Areas. The site is located within Sub Area 2: Christ Church/Well Walk. This Sub Area is again sub divided into Character Zones. Although the boundaries of these sub character zones are more loosely defined, because of the proximity of the site to New Court it is approximately positioned between Character Zone—New End/New End Square and Character Zone—Flask Walk.
- 16. The map for Sub Area 2 within The Hampstead Conservation Area Appraisal identifies No.4 Lutton Terrace as a positive contributor.
- 17. All listed buildings covered by this assessment are designated at Grade II status. A description of the listed buildings in the vicinity is provided in the Significance section of this report.
- 18. Due to the extent of the proposed works, distance, intervening built form, and location and the fundamental nature of these assets and their urban context, the potential effect on the setting of Nos. 53-41 and 53-67 Flask Walk, New End Primary School, The Three Lampposts on north side raised pavement and the two bollards adjoining Flask Walk is considered to be diminutive. Their significance will be unaffected and are these assets are not assessed further in this report.

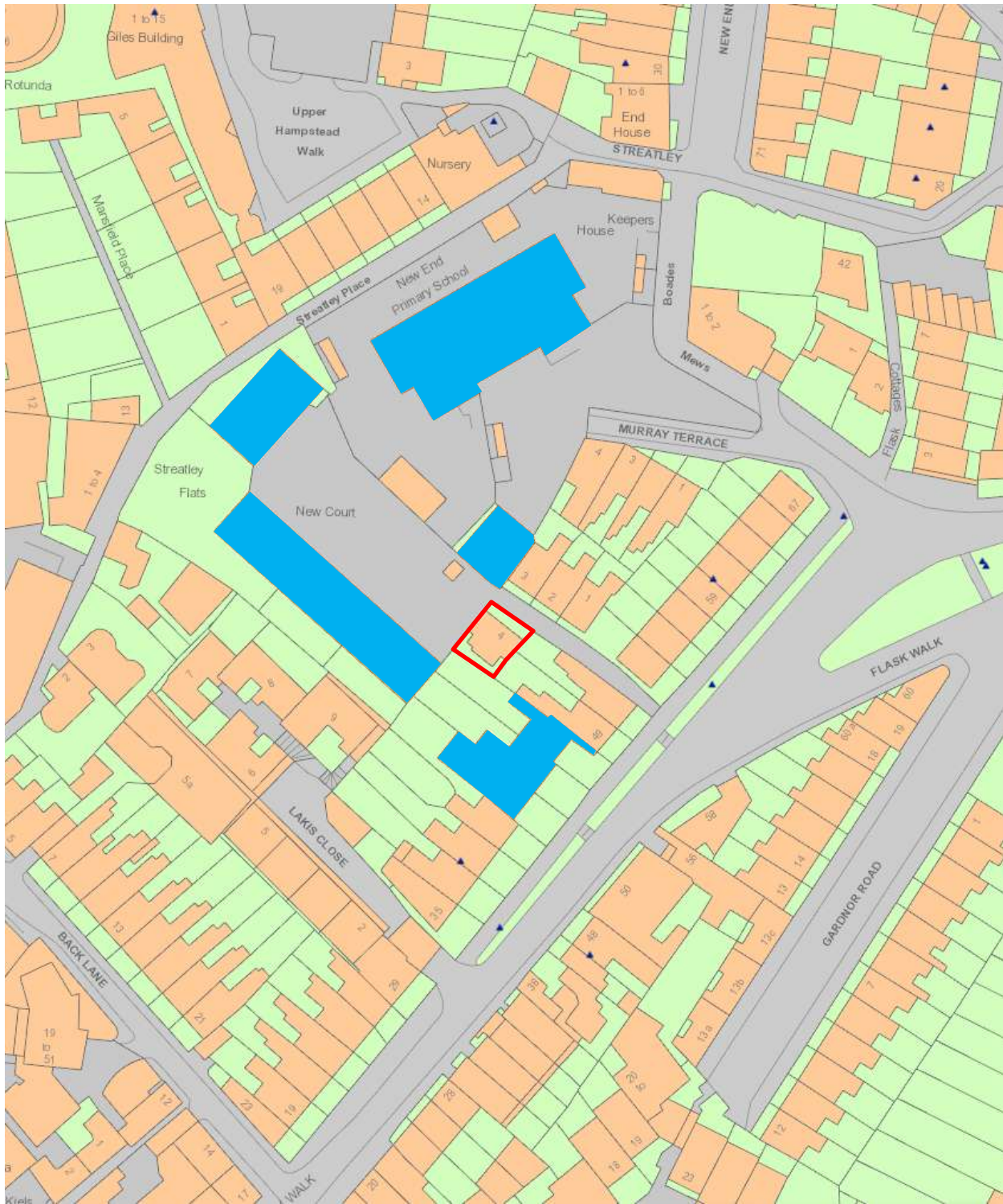


Figure 3: Plan view showing surrounding heritage assets covered by the assessment, shaded in pale blue.



Historic Background

Historic Background

Area Development

- 19. The parish of St John, Hampstead, until the 18th century, was considered part of a small town surrounded by heath and farmlands. By the end of the century, the area had 691 inhabited houses with a population of 4,343. J. J. Park, the first historian of Hampstead, wrote in 1813 that *'houses stand thick in the town and besides these and the hamlets of West End, Kilburn, North End, Pond-Street, Chalcot and Frognal, houses are scattered occasionally over the greater part of the northern side of the parish.'*
- 20. Pevsner describes the area East of the High Street and Heath Street: *'This part of the village developed around Hampstead Wells. This was a fashionable place to visit from the late C17, with Flask Walk and Well Walk as the main thoroughfares. Grander houses are more thinly scattered than to the W of the High Street. A dignified early C18 group developed at Hampstead Square, and the neighbourhood of the Heath attracted larger houses in their own gardens. But by the C19 the hamlet of New End on the sloped immediately above the wells was crowded with the cottages of the poor; the towering Edwardian school and the remains of the former workhouse and public baths are reminders of the once lowly status of the area.'*
- 21. Lutton Terrace and Murray Terrace to the north were largely developed towards the end of the 19th century, connecting Flask Walk to Brewhouse Lane (now Streatley Place). Flask Walk a road which provided a minor route through lower Hampstead emerging as residential street from the early years of the 18th century and named for Hampstead's Chalybeate spring which remains located nearby.
- 22. The earliest OS Map of the area from 1866 (Figure 8) shows the 'New Buildings' on Lutton Terrace (now New Court Nos.1-30) which were constructed in 1854 and largely remodelled the previous network of tight streets and alleyways.

The construction of the northern block at new Court Nos. 31-40 has not yet begun, but is completed by 1871.

- 23. On the east side of Lutton Terrace a terraced grouping of six buildings and two larger detached structures sit opposite the 'New Buildings'. By 1895 this short terrace has been demolished and replaced with the present three, three storey Victorian townhouses terminated by the caretakers cottage at New Court No .41. The listing description notes the dates of construction for the caretakers cottage as c.1854 which suggests the original form of the short terrace was made up of similar low rise cottages. All now demolished except for No.41.
- 24. The map shows an arrangement of buildings on the plots which would become No.49 and No.51 Flask Walk but it is not clear from the map detail if this was a small separate residence or an outrigger to No.47 Flask Walk. The OS Map of 1895 shows that the plots at No.49 and No.51 have been redeveloped with a pair of Victorian townhouses (c.1880's) while these are complementary in overall form and style, they have been constructed forward of the property line of the terrace of Nos.35-47 Flask Walk. No.4 Lutton Terrace has been constructed as a small cottage to the rear of these newly developed buildings and is likely of the same date.
- 25. By 1915 the area to the north east has been redeveloped with clearance of The Hitchman's Buildings which were connected to Brewhouse Lane (now Streatley Place) and the construction of New End Primary School (1906) on Murray Terrace. The arrival of these buildings of large scale and height were in contrast to the relatively low rise residential character of the surrounding area. The OS Map of 1938 shows little change to the area surrounding the application site, in the wider area there is an intensification of built form and the arrival of building of large footprint to the east.

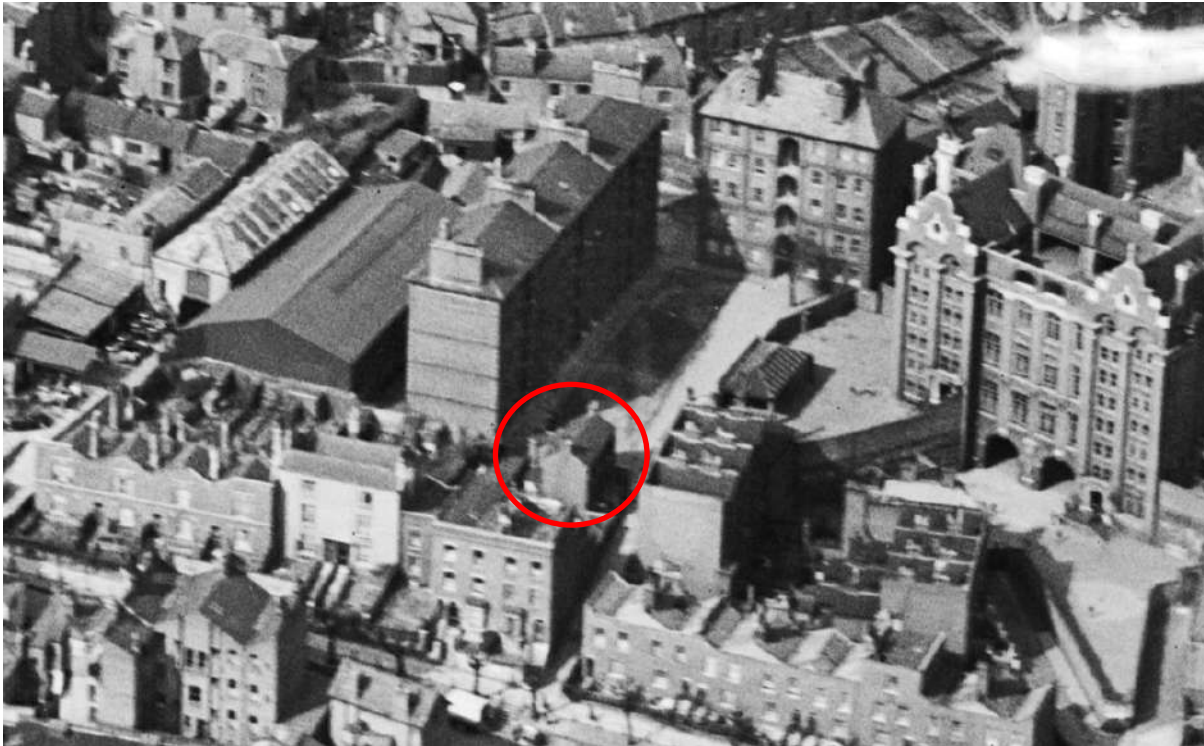


Figure 4: Extract from Aerial View Ref EPW056651 (1938)



Figure 5: Aerial view of existing townscape

Historic Background

No. 4 Luton Terrace Development

- 26. In the 1866 OS Map (Figure 8) shows the plot at No.4 Luton Terrace has yet to be formed and is part of the rear garden likely belonging to either No.47 or a building on the plot of No.49 Flask Walk.
- 27. No. 4 Luton Terrace was originally known as Fernley Cottage. built between 1871 and 1881. The OS Map dated 1895 shows the building form as a 'T' shape with the broad frontage to Luton Terrace. A small covered area is apparent in the rear yard.
- 28. During the 1880s, it was occupied by the Edward and Mary Bland, their daughter Eleanor Jane Bland and her daughter Eleanor Mary Bland also providing boarding lodgings for George Davies. The property was occupied by various working class families, including a bricklayer's labourer, a widowed laundress and later a hospital porter until the 1910s.
- 29. Between c.1915 and c.1925 William Thrush lived at the house, with Sydney Evans and his family occupying the building in the 1930s until the early 1950s. Evans was noted as a porter in a block of flats, likely New Court Buildings located further north along Luton Terrace.
- 30. In 1958 No. 4 Luton Terrace was advertised for sale, included in a lot alongside 45, 47, 49 and 51 Flask Walk. The two storey 'freehold detached house' was described as having accommodation on the ground floor with one upper floor.
- 31. In January 1968 an application was made under planning application (4756) for 'Addition at rear to first floor level'. The house is described as 'vacant' and assumed to be used as a dwelling house until it was vacated. Permission for these changes was granted the same year in March 1968. These works were conditioned that:

- A pitched roof shall be provided to the extension in a continuation of the existing pitched roof. (The roof form at this time can be seen outlined in the subsequent application 5276.)
 - All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building'.
- 32. These works remodelled the original 'T' shape of the building, infilling the edges of the shallow 'T' at the rear to create a rectangular form.
 - 33. In May 1968 a further application was made to rebuild the existing property, which was described as being in 'extreme dilapidation'. The development and plans for this application were approved in June 1968 under planning reference 5276, and designed by a local architect, Norman Cohen A.R.I.B.A. (Figure 6).
 - 34. The works conducted in 1968 extended the building at the rear to second floor and demolished a single storey lean-to which previously housed the kitchen and WC and staircase. The extension was rendered with white marble chip and featured a number of new window openings. The design of the rear window openings, while of its time, is directed towards the benefit of light into the rear rooms and not the aesthetic appearance of the rear.
 - 35. No further planning history exists at site beyond the two applications in 1968.
 - 36. A comparison between the 1968 plans and the existing drawings indicate minor alterations have occurred post 1968. At ground floor within the main room: the small inner lobby has been removed, at the rear the access door to the yard has been relocated and the kitchen rearranged. the planform at the rear has been altered to create a division between the kitchen and stairs. At second floor the hallway has been reconfigured and the bathroom window openings to the rear elevation have been altered and enlarged.

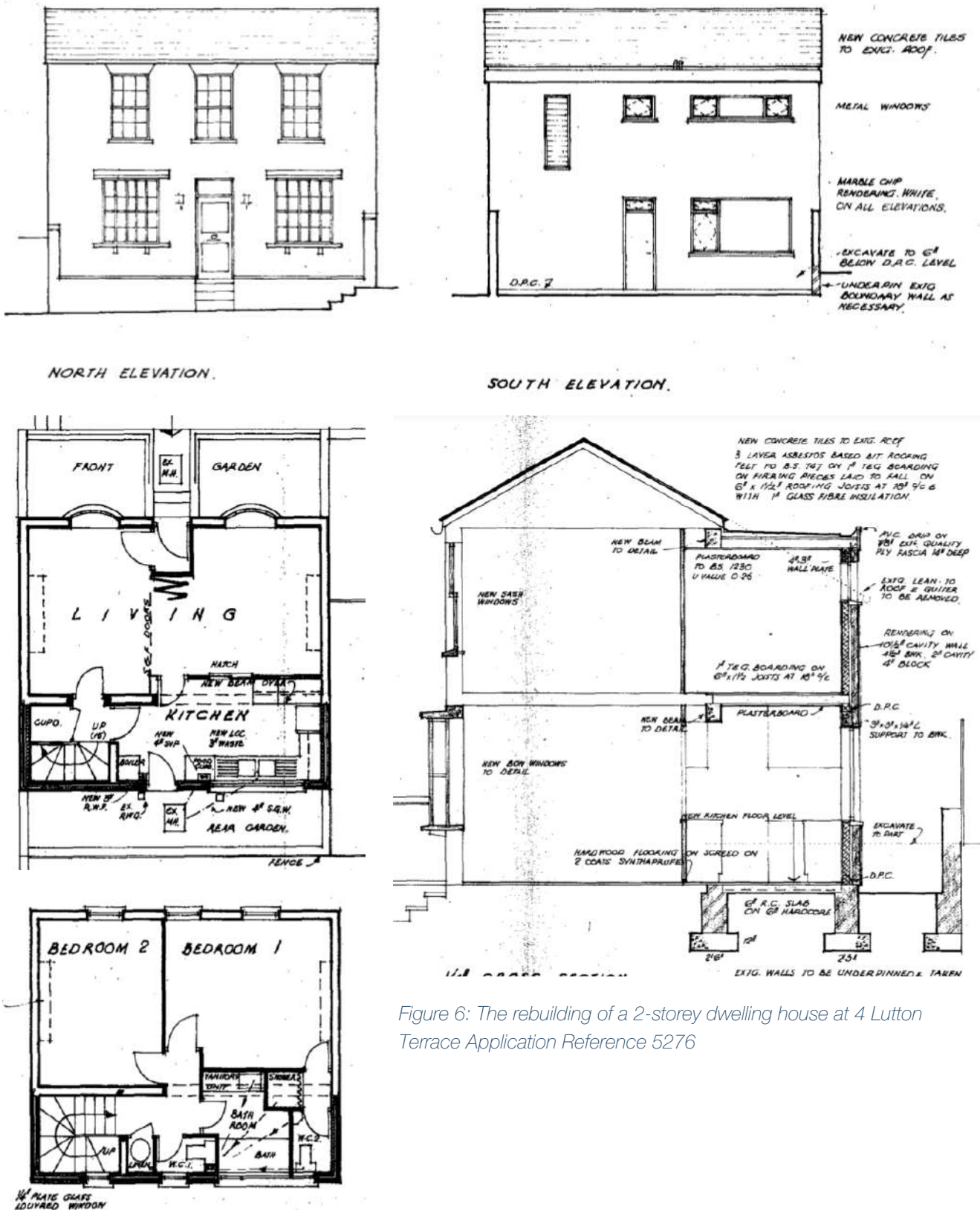


Figure 6: The rebuilding of a 2-storey dwelling house at 4 Luton Terrace Application Reference 5276

Historic Background

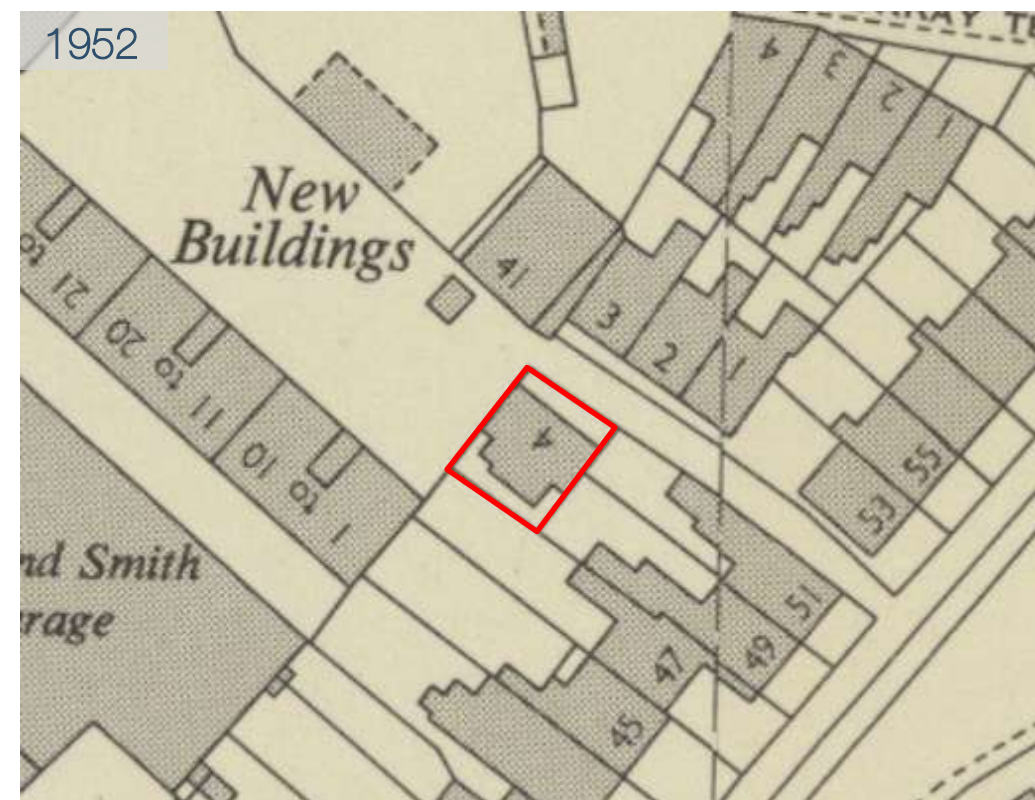
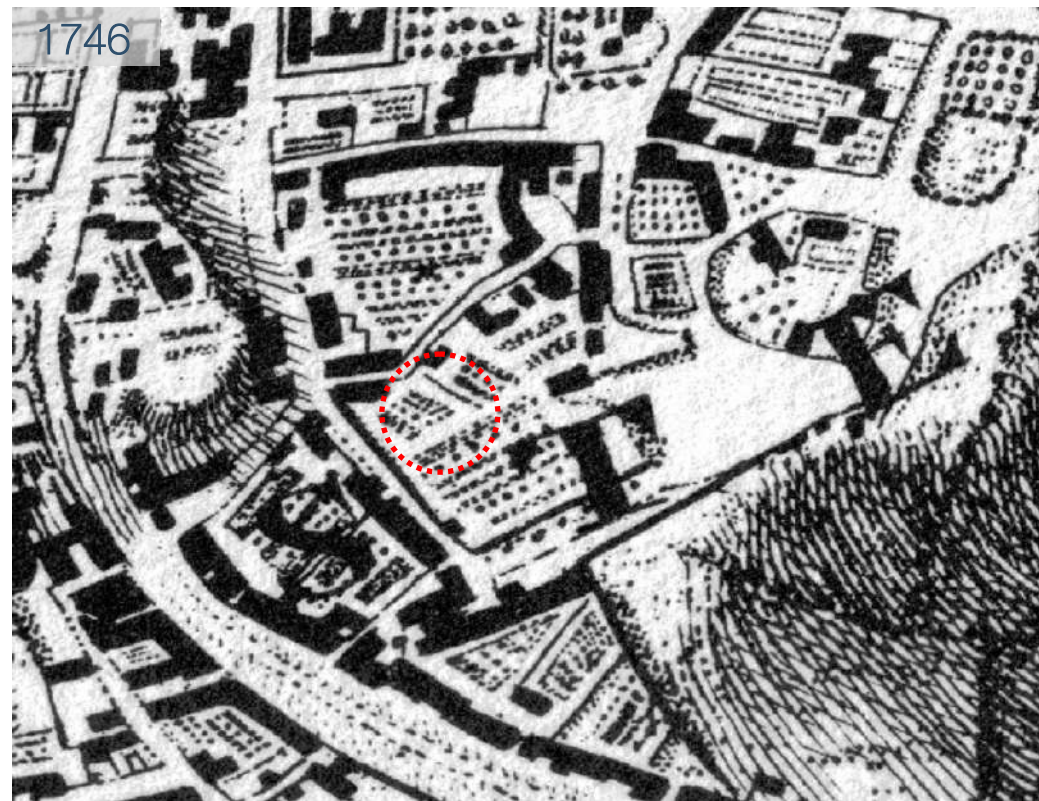


Figure 7: Historic Map Regression



Assessment of Significance

Assessment of Significance

37.

The National Planning Policy Framework (NPPF) promotes understanding significance in order to judge the acceptability of the effects of a proposal upon it. Significance, for heritage assets, comprises the asset's architectural, historical, archaeological and artistic interests.
38.

This section provides a proportionate interpretation of the significance of those heritage assets potentially affected by the proposed development through change within their setting.
39.

No. 4 Lutton Terrace is not statutory listed and does not feature on London Borough of Camden's local list of buildings as a non-designated heritage asset.
40.

The building appears on the Hampstead Conservation Area—Sub Area 2 Map (Figure 28) shaded grey which indicates the building is regarded as a positive contributor to character and appearance. No.4 Lutton is therefore assessed as a Non-Designated Heritage Assets.
41.

Listed buildings with the potential to the effected by the proposed scheme through change within their setting include:

 - New Court Number 41
 - New Court Numbers 1-30
 - New Court Numbers 31-40
 - 43 And 45, Flask Walk
 - 47, Flask Walk
42.

Due to the extent of the proposed works, distance, intervening built form, and location and fundamental nature of these assets, the potential effect on the setting of Nos. 35-41 and Nos. 53 -67,Flask Walk, New End Primary School, The Three Lampposts on north side raised pavement and the two bollards adjoining Flask Walk is considered diminutive. Their significance will be unaffected and are not assessed further in this report.

Significance of No. 4 Lutton Terrace

43.

No.4 Lutton Terrace was originally built as a typical Victorian two storey cottage. It is not of any great interest but contributes positively to the streetscape through the form and appearance of the main elevation which creates a sense of enclosure along Lutton Terrace and frames views into New Court.
44.

The primary feature of the building interest is the appearance of the main elevation and its contribution to the character of the area. Its free-standing form is not typical and contributes to the varied mix of buildings in the area. The building contributes to the enclosed character of Lutton Terrace and frames views into the open green area and the listed buildings at New Court, which remain an important building cluster, townscape feature and are primary buildings of interest within the near vicinity.
45.

While the main elevation still retains a semblance of its original form, the 20th Century alteration to the rear has diluted a degree of the buildings positive contribution to the character and appearance of the Hampstead Conservation Area.
46.

Historic interest in the building extends to its status as part of the urban morphology of the area, indicative of increasing demand for housing in Hampstead towards the end of the 19th century which saw increased density emerge around Flask Walk. Archival records exist in good order which detail the former occupants of the building and which provide some further historic interest.
47.

The building overall contributes little to the setting of nearby heritage assets, beyond its framing of the views into New Court.
48.

No.4 occurs as an outlier within the immediate urban context. The appearance and form of the building has little reference to the surrounding historic built form including the blocks at New Court to the north, or the terraced townhouses opposite, and to the south on Flask Walk.



Figure 8: No. 4 Lutton Terrace, Main elevation Site Visit 2021



Figure 9: No. 4 Lutton Terrace, main elevation facing south Site Visit 2021



Figure 10: Lutton Terrace facing south, Site Visit 2021



Figure 11: No. 4 Lutton Terrace, Rear Elevation Site Visit 2021

Assessment of Significance

Listed Context

49. Nearby listed buildings assessed in this section are recognised as being of special architectural or historic interest. They each contribute to the character and appearance of the conservation area and are important features within the immediate street scene around the Site. Due to the dense and built-up nature of the Lutton Terrace and Flask Walk, properties beyond the immediate vicinity of the Site have only a limited visual relationship with the site.

No. 41 New Court

50. The significance of No.41 New Court, Grade II listed, is primarily derived from its architectural and historical interest.

51. **Architectural Interest:** Architectural interest is principally derived from the quality and appearance of the cottage and its group value with the blocks of New Court. The building is single storey, beneath a slated hip roof which appears as a modern replacement. The building has some light detailing around the entrance way and window surrounds. Through its form and appearance it contributes to the quality of the streetscape.

52. **Historic Interest:** An associative historic interest is understood through the building's connection to philanthropic solicitor Hugh Jackson and the New Court development, a pioneering social scheme designed to house local working class impoverished artisans. The building was likely to have originally served as the caretakers cottage for the New Court development and so has an associative historic interest and group value with the development at New Court.

53. **Setting:** The immediate setting of the building is the open green area created by the courtyard adjacent to the blocks of New Court. This area remains indicative of the social virtues of the scheme which intended to give residents outside leisure space. While the short passage of Lutton Terrace is recognised as also forming part of the

setting of No. 41, because of the lack of commonality in form, appearance and historical context, it only contributes minimally to its setting.

54. Whilst sharing its cottage typology, No.4 Lutton Terrace lacks the character and overall interest of No. 41 and despite a commonality in type, any relationship between the two is purely visual and incidental. No. 41 is therefore not considered to contribute meaningfully to the setting of No.41 New Court and the 20th century alteration of No.4 has eroded any connection in form, style and materiality.

New Court Number 1-30

55. The significance of New Court Number 1-30, Grade II listed, is primarily derived from its architectural and historical interest.

56. **Architectural Interest:** Architectural interest is principally derived from the form and appearance of the residential blocks of New Court. The pair of blocks are five storeys in height and face east onto a courtyard garden and both relate in scale to the nearby New End School. The pair of blocks at Nos.1-30 are the earliest of the three blocks and date from 1854. Their style is typical for the period and, though they are of a more utilitarian style than other residential buildings of their age. This modest style is illustrated by the blocks materiality, which comprises in yellow stock brick with simple red brick dressing.

57. Together with the smaller block at Numbers 31-40 New Court which has a similarity in materials and scale, they make an important contribution to the townscape as a formal arrangement of municipal style residential dwellings which remain well preserved and are good examples of their type. The caretakers cottage at No.41 also forms part of this group value.

58. **Historic interest:** Historic interest is primarily understood through the social virtues of the scheme. The list description notes the earliest blocks as *second earliest surviving example of artisans' flats, for the "deserving poor" in regular*



Figure 12: No. 4 Lutton Terrace, from within New Court Site Visit 2021



Figure 13: New Court green, Site Visit 2021



Figure 14: No. 4 Lutton Terrace, elevated from New Court stairs, Site Visit 2021



Figure 15: No. 4 Lutton Terrace, elevated from New Court stairs, Site Visit 2021



Figure 16: No. 4 Lutton Terrace, rear elevation, Site Visit 2021



Figure 17: No. 4 Lutton Terrace view west of rear gardens from second floor, Site Visit 2021

Assessment of Significance

employment, predating the foundation of the Peabody Trust and the Improved Industrial Dwellings Company. The scheme was conceived by the philanthropic solicitor Hugh Jackson. Nos.31-40 dates from 1871, in similar materials but with a central recessed staircase with round arched heads that faces the courtyard.

59. **Setting:** The immediate setting of the building is the open green area created by the courtyard adjacent to the blocks. This area remains indicative of the social virtues of the scheme which intended to give residents outside leisure space. While the short passage of Lutton Terrace is recognised as also forming part of the setting of the building, the buildings along this passage, because of the lack of commonality in form, appearance and historical context, only contribute minimally to its setting. The buildings to the north east, including New End Primary School, have a similar scale and mass to New Court and contribute to a group value and an understanding of the pattern of historic urban development occurring in the area.

New Court Numbers 31-40

60. The significance of New Court Numbers 31-40, Grade II listed, is primarily derived from its architectural and historical interest.
61. **Architectural Interest:** Architectural interest is principally derived from the quality and appearance of the main elevation and its group value with the blocks of New Court. The building is later in date than Number 1-30 but shares a commonality in material treatment, detailing and overall style.
62. **Historic Interest:** The buildings have a historic interest through the established connection to philanthropic solicitor Hugh Jackson. Although later in date the building has a group value with the earlier buildings at New Court, all of which serve as examples of the socially focused development scheme designed to house deserving artisan workers.

63. **Setting:** The immediate setting of the building is the open green area created by the courtyard adjacent to the blocks. This area remains indicative of the social virtues of the scheme which intended to give residents outside leisure space. While the short passage of Lutton Terrace is recognised as also forming part of the setting of the building, the buildings along this passage, because of the lack of commonality in form, appearance and historical context, only contribute minimally to its setting. The buildings to the north east, including New End Primary School, have a similar scale and mass to New Court and contribute to a group value and an understanding of the pattern of historic urban development occurring in the area.

43 And 45, Flask Walk

64. The significance of 43 And 45, Flask Walk, Grade II listed, is primarily derived from its architectural and historical interest.
65. **Architectural Interest:** These buildings are typical examples of late Georgian terraced buildings and are of a style which typifies much of the area. Interest is derived from the pair's form, detailing, materiality and clear vertical hierarchy. The pair is distinct as part of the terraced group due to the rendering of the main elevation and the bold painted colour scheme. They possess a value as a constituent part of the Flask Walk streetscape, elevated from the road way.
66. **Historic interest:** is derived from the building's age and status as part of the urban morphology of Hampstead.
67. **Setting:** Flask Walk forms the immediate setting of the building. The elevated position of the pair means the building is predominately experienced and best appreciated from its immediate frontage. The setting is formed by the other buildings on Flask Walk which appear as part of the terrace and the intricate network of streets and passages which extend from the historic thoroughfare. park. The eclectic composition of the buildings and street patterns that make up Hampstead



Figure 18: No. 4 Lutton Terrace, Site Visit 2021



Figure 19: No. 4 Lutton Terrace, Site Visit 2021



Figure 20: No. 41 New Court, Site Visit 2021

Assessment of Significance

contributes to the significance and setting of the listed building.

68. No. 4 Lutton Terrace is experienced as part of Nos. 43 and 45 Flask Walk's rear setting. There is greater inconsistency in terms of build lines, ages, forms and style here, and a lower quality more ad-hoc character predominates. As such the rear setting in which these buildings are experienced as well as their interrelationship with No. 4 Lutton Terrace, contributes minimally to their significance

47, Flask Walk

69. The significance of No.47, Flask Walk, Grade II listed, is primarily derived from its architectural and historical interest.
70. **Architectural Interest:** The building aligns with the front elevation of Nos. 43 and 45 Flask Walk though is accessed through a covered passage that within the footprint of No 49. It appears from the street level as a typical early Georgian terraced dwelling with a form and style that is typical for the area. A large modern extension has replaced much of the building at first floor and roof level. The rear elevation has also been rebuilt to accommodate these substantial changes. This modern extension is bold in its design and whilst not wholly sympathetic to the host building is not readily visible from the surrounding townscape.

71. **Historic interest:** is predominately derived from the buildings age and status as part of the urban morphology of Hampstead.
72. **Setting:** Flask Walk forms the immediate setting of the building. The elevated position of No. 47 means the building is predominately experienced and best appreciated from its immediate frontage. The setting is formed by the other buildings on Flask Walk which appear as part of the terrace and the intricate network of streets and passages which extend from the historic throughfare. park. The eclectic composition of the buildings and street patterns that make up Hampstead contributes to the significance and setting of the listed building.
73. No. 4 Lutton Terrace is experienced as part of Nos. 47 Flask Walk's rear setting. There is greater inconsistency in terms of build lines, ages, forms and style here, and a lower quality more ad-hoc character predominates. As such the rear setting in which No. 47 is experienced as well as its interrelationship with No. 4 Lutton Terrace, contributes minimally to significance.



Figure 21: Lutton Terrace access from Flask Walk, Site Visit 2021



Figure 22: No. 4 Lutton Terrace, Site Visit 2021

Assessment of Significance

Hampstead Conservation Area

74. Hampstead Conservation Area was first designated on 29 January 1968 and subsequently extended in 1977, 1978, 1980, 1985, 1988, 1991. Fringe portions were transferred to neighbouring conservation areas in 2001.
75. The conservation area is subdivided into eight Sub Areas. The site is located within Sub Area 2: Christ Church/Well Walk. This Sub Area is again sub divided into Character Zones. Although the boundaries of these sub character zones are more loosely defined, because of the proximity of the site to New Court it is approximately positioned between Character Zone—New End/ New End Square and Character Zone—Flask Walk.
76. A streetscape audit has been produced for the Conservation Area that provides a list of the many valuable streetscape elements. Lutton Terrace does not appear within this audit.
77. The significance of the conservation area as a whole and its reasons for designation are stated within the Hampstead Conservation Area Appraisal:
 - the large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;
 - the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;
 - the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;

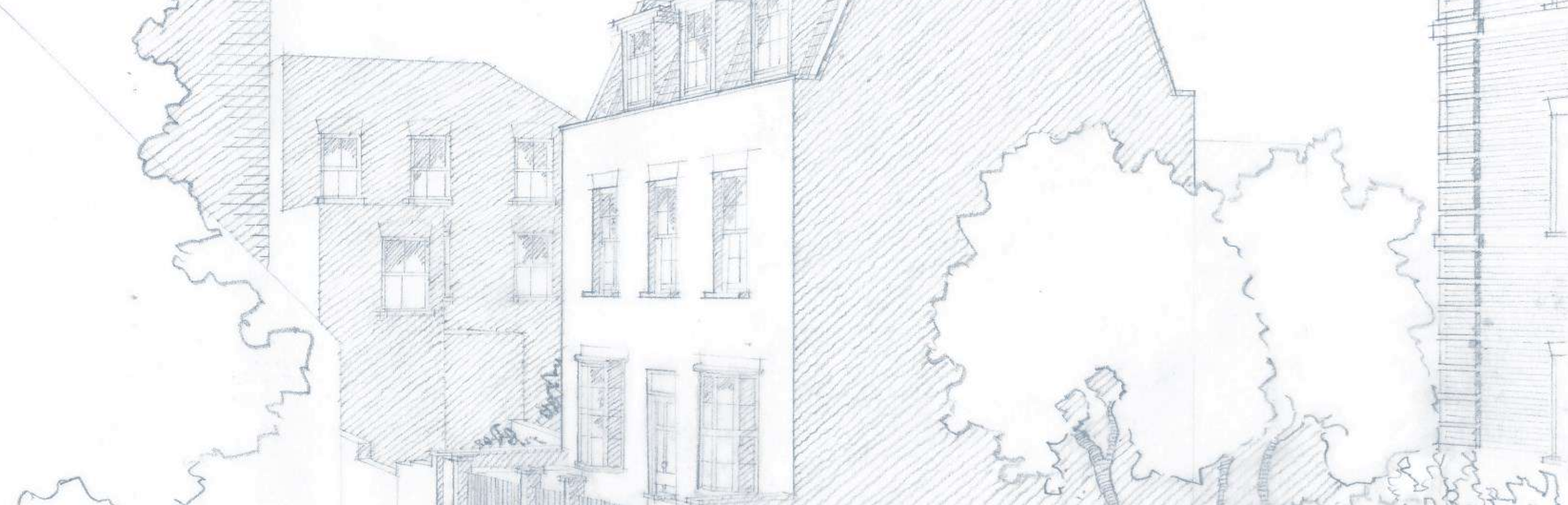
- the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side
78. Sub Area 2, specifically the New End Square Character Zone describes the blocks of New Court as part of the municipal expansion:

In the 19th century the enclave of New End became the site for working class cottages and municipal buildings and that character is still strongly evident, alongside a few earlier properties
79. It goes on to state:

19th century artisans' dwellings of New Court built by the philanthropic solicitor Hugh Jackson. There are two blocks both five storeys high. They face a courtyard garden and relate in scale to the New End School. Nos.1-30 date from 1854 and is the larger block in yellow stock brick with red brick dressings. Nos.31-40 dates from 1871, in similar materials but with a central recessed staircase with round arched heads that faces the courtyard. Below the blocks is a single storey cottage with slated hipped roof (listed). Probably built as the caretakers cottage for New Court.
80. The significance of Sub Area 2 and the relevant character zones Flask Walk and New End is predominantly derived through their historic and architectural interest. The varied mix of buildings and the close network of streets, lanes and passage ways, demonstrate the urban morphology of the area. Buildings from the 18th century onwards such as those which define the character of the Flask Walk Character Zone remain important in defining this urban morphology and the evolution of Hampstead from a small outlying village.
81. Later larger scale municipal buildings constructed in the mid 19th century to the benefit the poor and under privileged, define the architectural character of the New End Character Zone but also dominates the townscape to the north of the Flask Walk Character Zone.



Figure 23: Hampstead Conservation Area—Sub Area 2. Site circled in red.



Assessment of Effects

Assessment of Effects

82. This chapter appraises the impacts of the proposed development on the heritage sensitivities identified within the report. It supports the Local Planning Authority in their decision making process. The proposed scheme is shown in the architect's drawing pack and is described in detail in the Design and Access Statement which also forms part of the planning application and should be consulted before reading the following section. The most prominent heritage issues will concern the impact of the proposed scheme on the setting and significance of nearby listed buildings and the impact on the character and appearance of the Hampstead Conservation Area.

Proposed Development

83. In brief, the proposed scheme of works at No. 4 Lutton Terrace will involve a single storey mansard extension as well as alterations to the rear elevation and front forecourt.
84. The impacts of the proposed scheme have been assessed to consider their impacts on the character and appearance of the Hampstead Conservation Area and upon nearby listed buildings through change within their setting.
85. As an undesignated heritage asset the key issue resulting from the extension of No. 4 Lutton Terrace is the effect of the increased massing on the character and appearance of the conservation area and the setting of nearby listed buildings. There is limited planning control over the extent of works to the building's interior.
86. No. 4 Lutton Terrace has been substantially rebuilt and altered at its rear and at roof level. Whilst it retains a semblance of traditional form and appearance it is a poor example of an 'urban cottage', particularly when compared to the cottage at New Court No. 41, and, despite being an undesignated heritage asset, contributes only minimally to the townscape, the character and appearance of the Hampstead Conservation Area and the setting and significance of nearby listed buildings.

86. The proposed roof extension at No. 4 Lutton Terrace has carefully considered its existing and historic context, with salient and historic townscape features taken into account during the design process. In order for the proposed extension to sit comfortably in its surroundings whilst adding to the massing of the host building, the extension will adhere to the established scale and forms of its surroundings.

Pre-application Response

87. The design and scope of the proposed scheme has changed since the pre-application period following advice from Camden Borough Council officers and the changing requirements of the client and user. The scheme has been simplified and the proposed basement and rear extensions omitted. The rear elevation is being retained in its existing location and would be altered in a more traditional manner than that proposed at pre-application.
88. The proposed mansard will be retained though its massing has been slightly decreased following comments from Camden officers. The form of the proposed roof extension has been altered to accommodate the retained rear elevation, and would comprise a more traditional mansard form. A small roof terrace is proposed at the south corner and would be covered by a small flat roof sat below the ridge level of the principal mansard

Proposed Rear Alterations

89. The existing rear elevation is a low quality addition that detracts from the interests of No. 4 Lutton Terrace and is viewed as a negative aspect of the surrounding townscape. The proposed alterations offer an opportunity for a more contextual and sympathetic arrangement that better supports the special interests of the conservation area and nearby listed buildings.
90. Views of No. 4 Lutton Terrace's rear are limited to within the western parts of the New Court enclave and from the rear of the buildings on Flask Walk. The proposed changes to the rear elevation will

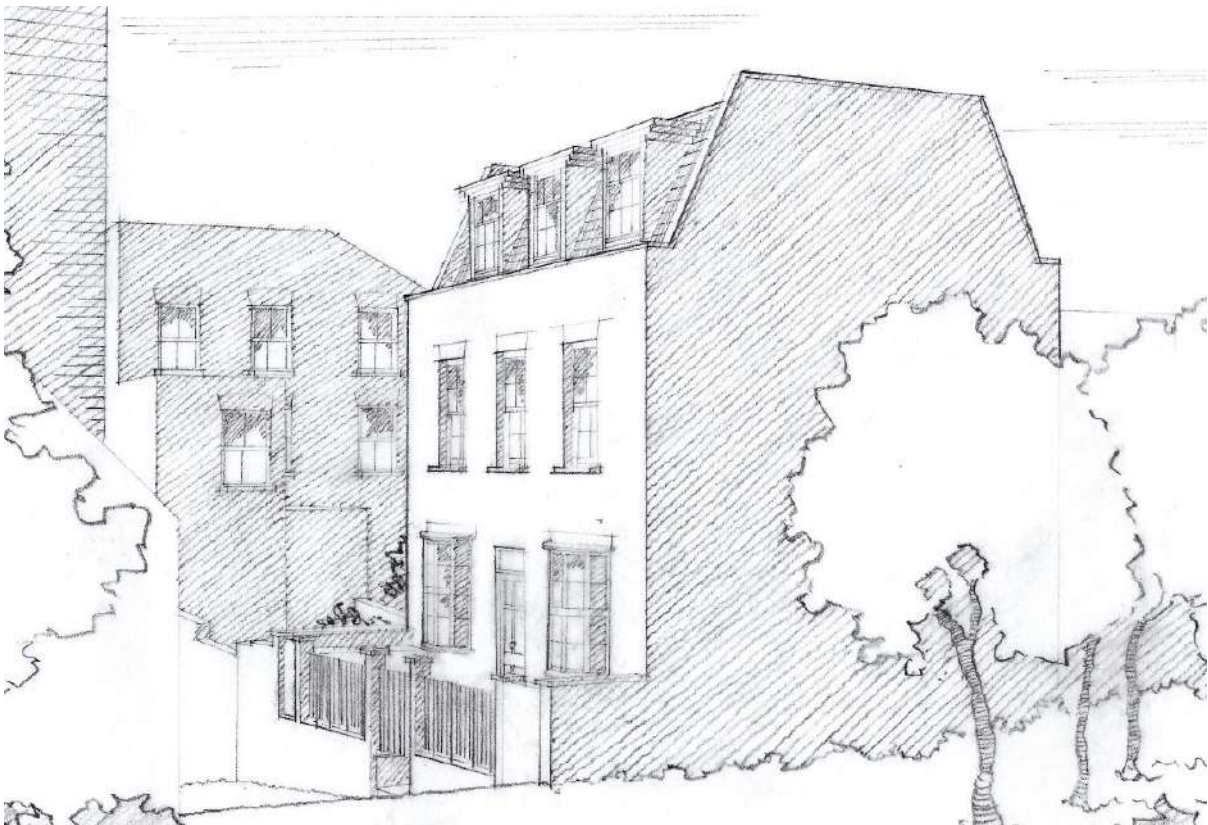


Figure 24: Proposed form of No. 4 Lutton Terrace, as view from the north

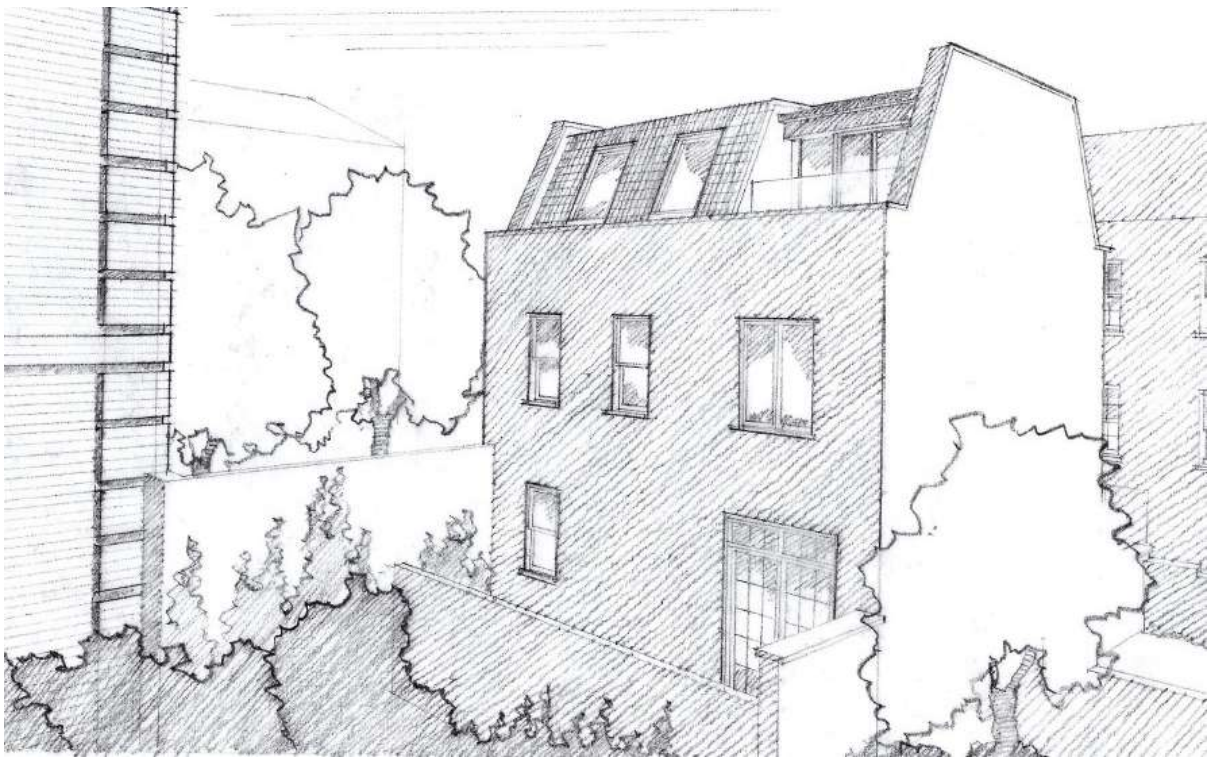


Figure 25: Proposed form of No. 4 Lutton Terrace, as view from the south

Assessment of Effects

be of a traditional design and will comprise a new fenestrative order that aligns with the proposed mansard extension as well as a new render finish. These changes would be appropriate for the historic context in terms of scale, form and finish. White render is the proposed finish, to match the existing finish.

91. The proposed alterations to No. 4's rear elevation would result in changes that only affect modern fabric of minimal heritage and townscape value. The changes are considerate and sympathetic to the established character and appearance of the host building and its setting. As such the proposed alterations would result in beneficial effects that would enhance the significance of No. 4 Lutton Terrace and its contribution to the significance of the Hampstead Conservation and the setting of nearby listed buildings.

Roof Level

92. The existing roof is not historic and whilst its form is traditional, later alterations have lessened the contribution it makes to the building as well as to the character and appearance of the conservation area. As such its removal would not harm the significance of the host building or surrounding heritage assets.
93. It is proposed to rebuild the roof in its entirety in order to provide an additional floor. This would result in the loss of non-original roof fabric and form. The proposed roof extension would introduce a new roof form and greater massing. Whilst larger the new roof would be a high quality composition that introduces a traditional and sympathetic form that maintains No. 4 Lutton Terrace's historic character. The rear form of the mansard extension is will comprise a traditional arrangement though will also accommodate a small roof terrace at its south end.
94. The most visible aspect of the new roof, its front pitch, will reference No. 4's historic context as experienced along Lutton Terrace and New Court and will comprise a traditional mansard form. This will allow it to sit comfortably within and

be harmonious with its immediate surrounding townscape to the north and east.

95. The rear form of the proposed roof extension would be experienced within a much altered and varied context of inconsistent build lines and lower sensitivity to modern forms. As such its more articulated profile would be appropriate to the immediate context.
96. Despite its greater massing No. 4 will still sit lower than and be subservient to neighbouring properties on Lutton Terrace and Flask Walk.
97. In order to further improve the proposed roof extension's relationship with its historic context it will utilise traditional forms and materials that are typical of the Hampstead area: parapet walls will be present on the front and rear elevations; it will be bookended by gable elevations; and wide dormer windows with timber sashes are proposed to the front pitch of the mansard.
98. The changes will preserve the building's contribution to the character and appearance of the conservation area. Neighbouring properties are comparable in roof form and scale and the change is consistent with the character of the area and its evolution of change. Accordingly, the significance of No. 4 Lutton Terrace would be preserved and its contribution to the conservation area and setting of listed buildings maintained.

Front Forecourt and Windows

99. Minor improvements are proposed to the front forecourt of No. 4 Lutton Terrace. The front boundary is currently defined by a short wall clad in stone and topped with modern iron railings and gate. It is proposed to add further definition to the boundary by building up with a new rendered wall and pillars into which new iron railings will be set. The design and materiality of the new wall and railings is entirely appropriate to the street scene along Lutton Terrace as well as the Hampstead Conservation Area and there is no risk of adverse effects. As such significance would be preserved.

100. It is also proposed to replace the existing windows with double glazed timber sashes. The existing windows are modern replacements, the earliest they would date to is 1968. As such the removal of these windows would not result in any adverse effects. The character and appearance of the front and rear elevations would be maintained through the retention of timber sash forms and the addition of double glazed units, thereby preserving the significance of No. 4 Lutton Terrace and its contribution to the significance of the conservation area and nearby listed buildings.



Policy Compliance & Conclusions

Policy Compliance & Conclusions

101.

It is considered in this heritage statement that the proposed scheme will result in an at least the preservation of the significance of No. 4 Lutton Terrace and its contribution to the Hampstead Conservation Area to, thereby according with Section 16 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
102.

The proposed scheme, including both the uses and physical works required to accommodate them, have been informed by an understanding of the building's significance and sensitivities. In accordance with the statutory duties of Section 16 and 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act, that process has identified what is desirable to preserve in order to sustain the assets significance and character.
103.

In accordance with the NPPF, paragraph 194, this report provides a proportionate description of the significance of the heritage assets affected or potentially affected by the proposed development. It follows a full inspection of the accessible fabric and archives. The impacts and effects of the proposed development have been fully assessed. It is concluded that there is no harm to heritage significance.
104.

Given the sympathetic nature of the proposals it is concluded that the proposed changes applied for are entirely within the conservation area's tolerance for change and that their execution would support the preservation of significance.
105.

The significance of those listed buildings potentially affected by the proposals, through a perceived townscape change within their urban setting, or in views in which their are experienced and appreciated, has been considered. The proposed roof extension and overall design rationale has carefully considered the Site's context in respect of setting of listed building and its design reflects this. The proposed extension would represent a high quality addition to the townscape that would preserve the setting and significance of the nearby listed buildings.
106.

The assessment concludes that because of the high level and partially obscured nature of the proposed extension and the degree and extent of modern change to properties along Flask Walk that has already occurred within the setting of nearby heritage assets (reducing the contribution setting makes to the significance), the scale of any potential impact to significance is minimal. The significance of the listed buildings has been considered and no adverse effects or erosion of significance would be caused by the development.
107.

Paragraph 203 of the NPPF requires that the effects of an application on a non-designated heritage asset should be taken into account in decision making. From inspection and assessment of the building it is clear that heritage interests are principally derived from the building's exterior. The proposed changes have considered the heritage value of No. 4 Lutton Terrace and its context and will be sympathetic to both, preserving significance and where possible, enhancing it.
108.

The proposals accord with the relevant policy set out within the London Plan 2021. There is no compromise of local character and overall the heritage assets affected are conserved. The proposed alterations will allow for continued and appropriate use of the building for its optimum viable use.
109.

The proposals are considered to comply with Camden Local Policies D1 Design, D2 Conservation Areas and D2 Heritage: the proposals are considered to respect local context and character, they will preserve and enhance the setting of nearby listed buildings and the character and appearance of the Hampstead Conservation Area, protecting its special architectural and historic interest.
110.

Alterations comprise suitable details and materials that are both of high quality and that complement the surrounding local character and urban context. Proposals to do not amount to harm to heritage assets therefore are compliant with policy.
111.

The proposals are compliant with the advice set out in the Camden Planning Guidance SPDs: Home Improvements and Basements, issued in January 2021.

Conclusions

112.

No. 4 Lutton Terrace is a detached dwelling dating to the late 19th century, heavily altered and extended in the mid 20th century. This report has presented a proportionate description of the significance of the heritage assets affected and appraised the effects of the proposals thereon, in accordance with the NPPF and local policy requirements. This statement has demonstrated that the outward appearance of the building has changed significancy since the building's inception following schemes of redevelopment in the 20th century.
113.

The proposed scheme addresses the specific site constraints and presents a scheme to extend the property which will maintain the positive relationship to the streetscape and contribution to the conservation area while better responding to the surrounding urban context.
114.

The proposed alterations have taken account of the building's key characteristics, composition, form, the significance and setting of nearby heritage assets and significance of Sub Area 2 of the Hampstead Conservation Area. The overall aims and objectives of the proposed scheme seek to provide modernised and improved living accommodation whilst maintaining the overall character and aesthetic appeal of the building, remodelling the building to a cohesive architectural form, unsympathetic later alterations will be removed, the refreshed building will enhance the contribution to the local streetscape, the setting of listed buildings and the character and appearance of the conservation area overall.
115.

The proposals have been assessed against the policy and guidance set out within the NPPF and Camden Borough Council's Local Development Framework. This assessment concludes that the proposals accord with the policy and guidance and offer sympathetic and informed changes that will maintain and improve the overall interests of the Site, the conservation area and setting of nearby listed buildings.

Appendix I

Legislation and Planning Policy

Legislation, Policy and Guidance

Legislation

- 1) The Planning (Listed Building and Conservation Areas) Act 1990 is the current legislation relating to listed buildings and conservation areas and is a primary consideration.
- 2) In respect of proposals potentially affected listed buildings, Section 66 states that “in considering whether to grant planning permission or permission in principle 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”.
- 3) With regard to conservation areas, Section 72 places a duty on the decision maker: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.”

National Planning Policy Framework (revised 2019)

- 4) The Government’s planning policies for England are set out within the National Planning Policy Framework (revised 2019). It sets out a framework within which locally prepared plans can be produced. It is a material consideration and relates to planning law, noting that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
- 5) Chapter 16, ‘Conserving and enhancing the historic environment’, is of particular relevance.
- 6) Heritage assets are recognised as being a irreplaceable resource that should be conserved in a manner appropriate to their significance. (Paragraph 184) The conservation of heritage

assets in a manner appropriate to their significance is also a core planning principle.

- 7) Conservation (for heritage policy) is defined at annex 2 as: “a process of maintaining and managing change in a way that sustains and, where appropriate, enhances its significance.” It differs from preservation which is the maintenance of something in its current state.
- 8) Significance (for heritage policy) is defined at annex 2 as: “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting...”
- 9) As a framework for local plans the NPPF, at paragraph 185, directs that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account four key factors:
 - 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.”
- 10) This approach is followed through in decision making with Local Planning Authorities having the responsibility to take account of ‘a’ as well as ‘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 192)

- 11) Describing the significance of any heritage asset affected, including the contribution made by its setting, is the responsibility of an applicant. Any such assessment should be proportionate to the asset’s significance. (Paragraph 189)
- 12) Identifying and assessing the particular significance of any heritage asset potentially affected by a proposal, taking into account evidence and expertise, is the responsibility of the Local Planning Authorities. The purpose of this is to ‘avoid or minimize any conflict between the heritage asset’s conservation and any aspect of the proposal’. (Paragraph 190)
- 13) In decision making where designated heritage assets are affected, Paragraph 193 places a duty of giving ‘great weight’ to the asset’s conservation when considering the impact of a proposed development, irrespective of the level of harm.
- 14) Heritage Assets are defined in Annex 2 as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”
- 15) Harm to designated heritage assets is categorized into ‘substantial harm’, addressed in Paragraphs 194 and 195 of the NPPF, or ‘less than substantial harm’, addressed in Paragraphs 196.
- 16) The effects of any development on a heritage asset, whether designated or not, needs to be assessed against its archaeological, architectural, artistic and historic interests as the core elements of the asset’s significance.
- 17) The setting of Heritage Assets is defined in Annex

2 of the NPPF as: “

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

National Planning Practice Guidance

- 18) Insofar as Chapter 16 (previously Chapter 12) of the NPPF is concerned, the Planning Practice Guidance (PPG) was last modified on 23 July 2019, after the 2018 revisions to the NPPF. Much of the content remains wholly applicable and relevant. Key relevant points are summarised below:
- 19) The term ‘Special architectural or historic interest’ as used in legislation are used to describe all parts of a heritage asset’s significance.
- 20) In respect of levels of harm paragraph 017 recognises that substantial harm is a high test. Case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. In cases where harm is found to be less than substantial, a local authority is to weigh that harm against the public benefits of the proposal.
- 21) Proposals can minimise or avoid harm to the significance of a heritage asset and its setting through first understanding significance to identify opportunities and constraints and then informing development proposals.
- 22) A listed building is a building that has been designated because of its special architectural or historic interest and includes the building, any object or structure fixed to the buildings, and any object or structure within the curtilage of the buildings which forms part of the land and has done so since before 1 July 1948. (Paragraph 022)

Legislation, Policy and Guidance

- 23) Any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require listed building consent, irrespective of whether planning permission is also required. (Paragraph 045)
- 24) Paragraph 018 of the NPPG states “Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”
- 25) Paragraph 013 states: “The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.”

London Plan (2021)

- 26) The London Plan (2021) provides a city wide framework within which individual boroughs must set their local planning policies. It is not a revision but offers a new approach from previous iterations of the London Plan. While policies are generally strategic and of limited relevance the policies relating to the historic environment are detailed within Chapter 7 Heritage and Culture. These have been aligned with the policies set out in the NPPF, key of which is Policy HC1: Heritage Conservation and Growth. This policy provides an overview of a London wide approach

to heritage and in doing so requires local authorities to demonstrate a clear understanding of London’s historic environment. It concerns the identification, understanding, conservation, and enhancement of the historic environment and heritage assets, with an aim to improve access to, and the interpretation of, the heritage assets. It states that:

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Camden Local Policy

Camden Local Plan

- 27) Relevant local planning policy is set out in the Camden Local Plan 2017. Policies D1 Design, D2 Conservation Areas and Policy D2 Heritage are of most relevance.
- 28) Policy D1 requires that development:

A Respects local context and character;

B Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

E Comprises details and materials that are of high quality and complement the local character.
- 29) Policy D2 Heritage states that, relating Conservation Areas, The Council will:

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

- 30) Policy D2 Heritage states that, relating to Listed Buildings, The Council will:

K Resist development that would cause harm to significance of a listed building through an effect on its setting.

Basements - Camden Planning Guidance (2021)

- 31) This guidance was updated in January 2021 provides information on basement extensions within Camden.
- 32) The document provides detailed advice on how Camden will apply planning policies regarding assessment of new basement development or extensions to existing basement accommodation.
- 33) Of relevance within the guidance document are the following key messages:

• Basement development must not cause harm to:

- neighbouring properties;

- the structural, ground, or water conditions of the area;

- the character and amenity of the area; and;

- The architectural character and heritage significance of the building and area.

• The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.

Home Improvements—Camden Planning Guidance (2021)

- 34) This guidance was updated in January 2021 provides information on home adaptation and improvement within Camden.

- 35) The document outlines measures to guide the development of proposed home improvement, within four key principles: home, sustainability, neighbours and community. The principles are regarded as interlinked and anticipated that when applied cumulatively, will contribute to achieving high quality development which aims to improve living accommodation, responds to the needs to the proposals, is sustainable and resilient, respects neighbours and community and does not harm the natural and built environment.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2nd Edition (Historic England, 2017)

- 36) This document supports understanding the setting of a heritage asset and the relationship of the setting to curtilage, character and context..
- 37) The guidance recognises that not all heritage assets are of equal importance and notes, within paragraph 17, that ‘The contribution made by their setting to their significance also varies.’ The document and states that. ‘many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.’
- 38) Historic England sets out and recommends an approach to the assessment of setting as undertaken as a series of broad steps, to assess the impact of change within setting on the significance of heritage assets:

• Step 1: Identify which heritage assets and their settings are affected

• Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

• Step 3: Assess the effects of the propose development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Legislation, Policy and Guidance

- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
 - Step 5: Make and document the decision and monitor outcomes
- 39) Step 2 notes that the asset's physical context and the appreciation of asset, this considers experiences such as views, noise, tranquillity, and sense of enclosure which should also be taken into consideration.
- 40) Step 3 Makes a clear distinction that a proposed development should not be assessed in terms of its impact on setting. The overall effect should be assessed in terms of the impact upon significance. For the avoidance of doubt, the effect is not judged against the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. The evaluation of the assets may potentially need to extend to consider 'cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not solely be visual.'
- 41) Paragraph 39 notes that 'Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements' The document importantly notes that 'good design may reduce or remove the harm, or provide enhancement.'