

3 Gainsborough Gardens
Hampstead
London Borough of Camden

Proposed Alterations
to a Grade II Listed Building

Heritage Statement

Project Ref: AH1640

August 2022



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1. SUMMARY

PROJECT NAME:	3 GAINSBOROUGH GARDENS: PROPOSED ALTERATIONS TO A GRADE II LISTED BUILDING
LOCATION:	HAMPSTEAD, LONDON BOROUGH OF CAMDEN
NGR:	526765, 186064
TYPE:	HERITAGE STATEMENT

In August 2022 Armour Heritage was commissioned to complete a heritage statement regarding proposed alterations and refurbishments at 3 Gainsborough Gardens, Hampstead, located at NGR 526765, 186064. No. 3 Gainsborough Gardens is a Grade II Listed Building and is situated in the Hampstead Conservation Area. It forms one half of a single Listing recorded as 3 and 4 Gainsborough Gardens (List Entry 1342064) originally designated in January 1999.

The proposal comprises a number of alterations to the property, internally and externally. Alterations set out in a previous approved application (LW9902097/R2; 9th August 1999) were partially completed. This application remains extant; however a number of additional alterations and refurbishments are now proposed.

The proposed alterations at the Listed Building will affect largely areas which have been subject to previous alterations. The most significant change proposed comprises the removal of an existing lean-to extension and its replacement with a new version of similar dimensions. The extant extension is in a rather shabby condition and the proposed replacement is of significantly higher quality, architecturally, structurally and aesthetically, incorporating elements of the building's original architectural design.

The proposed addition of an infill extension to the side of the property will have little impact in the layout of the Listed Building, given the narrowness of the area proposed to be incorporated. This new infill extension was previously granted in 1999.

It is proposed to remove the main central roof lantern. This element of the proposals effectively comprises a like for like replacement, with the existing feature in poor condition. The replacement will offer better insulation and thus is considered beneficial to the Listed Building's future upkeep and integrity.

Internally, the majority of the proposed modifications will affect later configurations of bathrooms, cupboards etc. It is considered that the result will be an almost imperceptible visual change in terms of this area and not one which will significantly alter the historical and architectural value of the Listed Building.

The removal and repositioning of the wall between Bedrooms 2 and 3 on the second floor will affect what is considered to be original fabrics. The configuration of windows suggests the difference in room size currently was part of the original design. In this instance, since no alteration of the window configuration is proposed, the change will again be virtually imperceptible once completed.

Overall, it is considered that the proposed alterations, internally and externally, will have no detrimental effect on the significance of the Listed Building. Beneficial effects have been noted, particularly in respect of the replacement extension.

In respect of the character and appearance of Hampstead Conservation Area, the Listed Building is considered an important built element of the Conservation Area, particularly in the context of the

other buildings around Gainsborough Gardens. A significant percentage of the proposed alterations are internal, which will have no effect on the Conservation Area. External changes set out above are assessed to result in no adverse effect on the character or appearance of the Hampstead Conservation Area.

It is noted that, during the completion of this document, Listed Building Consent has been granted for all the works to the upper floors of the property (Ref. 2022/3636/L).

This assessment has been completed with due regard to the revised NPPF, the PPG, the London Plan, the Camden Local Plan 2017, and guidance issued by Historic England and the ClfA.

2. INTRODUCTION

Outline

- 2.1. In August 2022 Armour Heritage was commissioned to complete a heritage statement regarding proposed alterations and refurbishments at 3 Gainsborough Gardens, Hampstead, located at NGR 526765, 186064 and hereafter referred to as 'the Site'.



Image 1: Location plan



Image 2: Aerial view of Site relative to nearby Listed Buildings

- 2.2. No. 3 Gainsborough Gardens is a Grade II Listed Building and is situated in the Hampstead Conservation Area. It forms one half of a single Listing recorded as 3 and 4 Gainsborough Gardens (List Entry 1342064) originally designated in January 1999.
- 2.3. Beyond Nos. 3-4, Gainsborough Gardens contains a number of other Listed Buildings, the majority Grade II but including two properties at Grade II*.

Planning proposal

- 2.4. The proposal comprises a number of alterations to the property, internally and externally. Alterations set out in a previous approved application (LW9902097/R2; 9th August 1999) were partially completed. This application remains extant; however a number of additional alterations and refurbishments are now proposed.
- 2.5. It is noted that, during the completion of this document, Listed Building Consent has been granted for all the works to the upper floors of the property (Ref. 2022/3636/L).
- 2.6. Detail of the planning proposal, including selected proposal plans and elevations, is included in later sections of this report and in Appendix 2.

Scope and structure of this heritage statement

- 2.7. Following this *Introduction*, the assessment begins at Section 3, providing a summary of the planning and development context within which this assessment has been undertaken. This identifies that an appreciation of context and the historic environment is embedded within relevant national and local planning policy.
- 2.8. Section 4 sets out the methodology that has been employed in developing this heritage statement. It explains how an assessment of the significance of No. 3 Gainsborough Gardens and its setting, alongside its contribution to the character and appearance of the Hampstead Conservation Area, will serve to inform the historic environment background and context to the planning proposal. The nature and scope of the research is summarised, and the assessment process and criteria are explained.
- 2.9. Section 5 provides a broad historical assessment of No. 3 Gainsborough Gardens and its setting, which provides the historic environment context to the proposals.
- 2.10. Section 6 addresses the significance of the Listed Building both individually, and in the context of its Conservation Area location.
- 2.11. Section 7 assesses the potential for harm resulting from the proposals in respect of the significance of the Listed Building, the setting of nearby heritage assets and the character and appearance of the Hampstead Conservation Area.
- 2.12. Section 8 comprises conclusions and recommendations based upon Sections 6 and 7.
- 2.13. Section 9 references the source material, written or otherwise, used during the completion of this assessment.

3. PLANNING POLICY CONTEXT

Introduction

- 3.1. There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning

regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

3.2. The assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2021);
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015); and
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

3.4. Subsection (1) provides: "In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.

3.6. Subsection (1) provides: "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 that area".

3.7. Subsection (2) states: "The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993".

3.8. Subsection (3) states: "In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996".

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

- 3.9. The July 2021 issue of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 189) as ranging 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. 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".
- 3.10. The NPPF states (para. 190) that: "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 consider:
- 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".
- 3.11. In para. 191, the policy states that "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".

Proposals affecting heritage assets

- 3.12. A key policy section within the NPPF (Paras. 194-198) states that "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".
- 3.13. The NPPF continues "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".
- 3.14. Para. 196 adds "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".

- 3.15. Of considerable importance to the planning process, para. 197 states that “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

- 3.16. In respect of impact assessment, para. 199 sets out that “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”. Para. 200 continues “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.
- 3.17. Footnote 68 with reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”.
- 3.18. Of considerable importance is para 201 which states “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* [AH emphasis] 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”.
- 3.19. Paras. 202-205 set out additional policy in this regard: “(202) 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. (203) 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. (204) 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. (205) 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.

- 3.20. Regarding designated areas, the NPPF sets out in para. 206 that “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”.
- 3.21. It continues in para. 207 “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 200 or less than substantial harm under paragraph 201, 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”.
- 3.22. Finally, in para. 208, it is set out that “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”.

Planning Practice Guidance (PPG)

- 3.23. Planning Practice Guidance has been issued to reflect changes to the National Planning Policy Framework. A summary of the PPG’s sections on heritage matters is set out below.

Setting

- 3.24. On ‘setting’, the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that “All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent”.
- 3.25. It continues “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell 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. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

Harm

- 3.26. The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".
- 3.27. It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".
- 3.28. A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

- 3.29. An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit".

3.30. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: The London Plan 2021

3.31. The 2021 London Plan states that:

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:
 1. setting out a clear vision that recognises and embeds the role of heritage in place-making
 2. utilising the heritage significance of a site or area in the planning and design process
 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. 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.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- A. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse”.

Local planning policy: Camden Local Plan 2017

Policy D2: Heritage

3.32. The Policy states that “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

- 3.33. 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.
- 3.34. 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

- 3.35. 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

- 3.36. 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

- 3.37. 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

- 3.38. 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.
- 3.39. 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”.

4. METHODOLOGY

Guidance

- 4.1. This assessment has been carried out with reference to guidance documents produced and/or updated by Historic England since 2008 and in accordance with the Chartered Institute for Archaeologists’ *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

- 4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from development.
- 4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset’s significance.
- 4.4. The list of Steps is set out below, however the GPA does add “...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary”.
- 4.5. The recommended *Steps* are as follows:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 4.6. Regarding the application process, the GPA offers the following advice: “Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.
- 4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.
- 4.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

- 4.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

- 4.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

- 4.13. This *Step* provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;

- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

- 4.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 4.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;

- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

4.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

4.17. Options for reducing the harm arising from development may include the relocation 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.

Step 5: Making and documenting the decision and monitoring outcomes

4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment

- 4.19. This heritage impact assessment has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.
- 4.20. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.

Limitations of data

- 4.21. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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- 4.24. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 4.25. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Documentary research

- 4.26. Detail of designated sites and monuments was acquired from Historic England’s online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic maps were acquired from a variety of sources.
- 4.27. Detail on the current criteria for the Listing of historic buildings was acquired from Historic England’s website.

Assessment Criteria

- 4.28. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

- 4.29. Table 2, below, establishes the significance of heritage assets in line with national criteria.

Table 2: Significance of Heritage Assets

Significance of heritage asset	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance

	Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

5. SITE ASSESSMENT

No. 3 Gainsborough Gardens and its setting

- 5.1. No. 3 lies within the Hampstead Conservation Area, forming one half of a Grade II Listing covering it and the attached No. 4 (Image 3, LB2). Gainsborough Gardens forms an enclosed group of properties set around a well maintained central area of green space (Image 4).

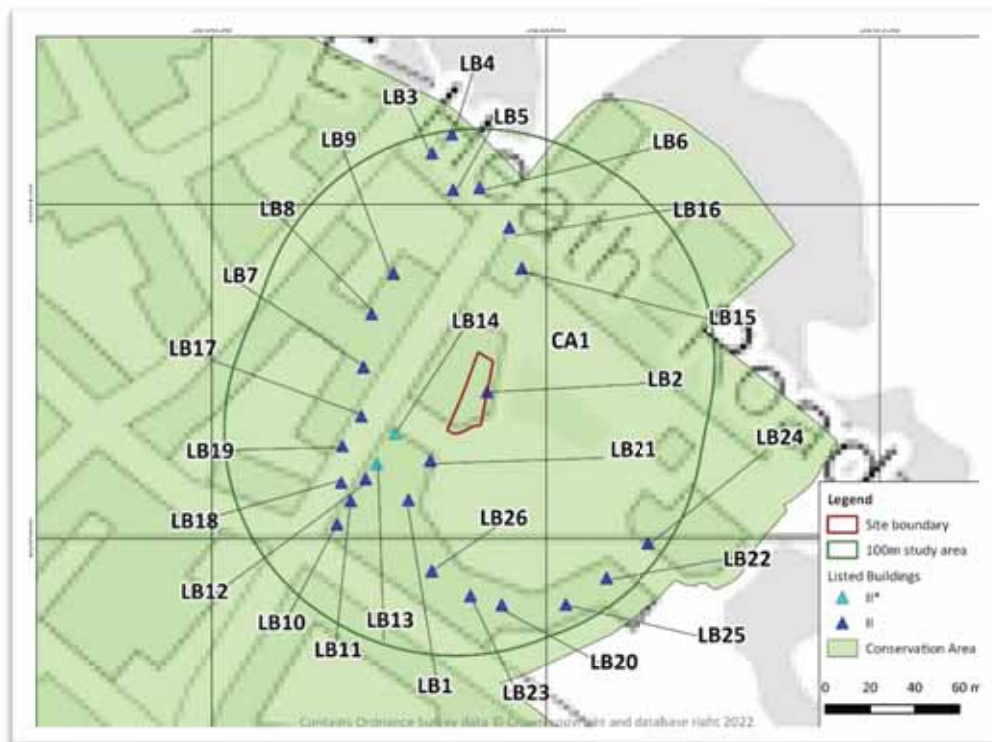


Image 3: Distribution of designated heritage assets within 100m of No. 3

- 5.2. The Listed Building dates to 1884 and comprises a semi-detached dwelling of four storeys built of red brick with stucco dressings, featuring tile and slate hangings, bargeboards and dormers to its upper floors (Image 5). The Listed Building includes a modest front garden with parking which is well-screened from the adjacent road. A small, steeply inclined and terraced plot is situated to the rear.

Site visit

- 5.3. The Site and its wider setting were visited on 25th August 2022. Special attention was paid to the visual and spatial relationship between the existing property and nearby heritage assets, along with its contribution, visually and historically, with the wider Hampstead Conservation Area.
- 5.4. A selection of photographs taken during the site visit are included in this document and observations made during the visit have informed the assessments and conclusions in this heritage statement.

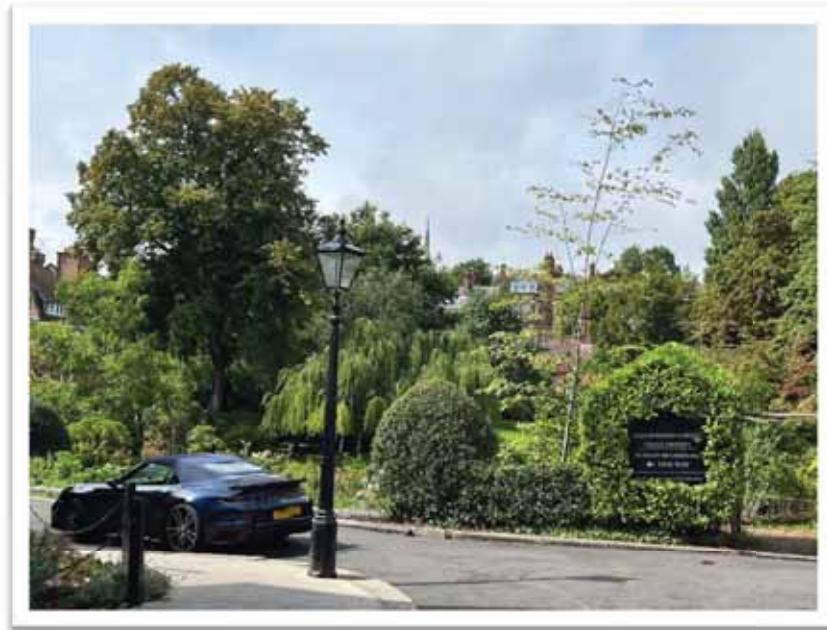


Image 4: Central green space, Gainsborough Gardens



Image 5: Front elevation to No. 3 Gainsborough Gardens

Developmental history of the Site and its setting

- 5.5. Given the modern date of the Site and the later 19th century date of the development of this area of Hampstead, the developmental history of the Site and its setting is best described through the study of historic maps of the area, as set out below.

Historic map regression

1838 Hampstead St. John Parish tithe map

- 5.6. The tithe map for the parish of St. John, Hampstead was completed in 1838 by J. Richardson, with the accompanying apportionment document compiled in the following year. The map includes buildings (generalised in built-up areas), field boundary ownership, boundary posts, the railway and waterbodies (Kain and Oliver 1995).

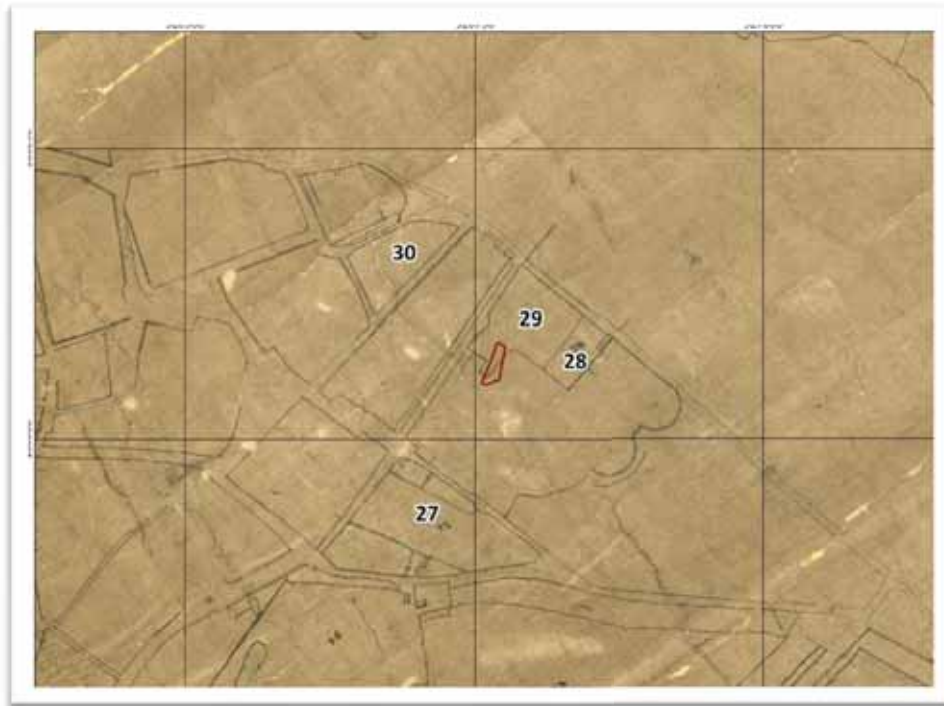


Image 6: 1838 Hampstead St. John Parish tithe map

- 5.7. The Site largely occupies the undeveloped Plot 29 although its southern extent is situated in an untithed plot.
- 5.8. Table 3 below includes apportionment data on the Site and a small number of adjacent (tithed) plots to further inform land use and ownership of the period.
- 5.9. The apportionment records much of the Site and much owned by a group comprising *Samuel Hoare and Others, and the Trust of Wells Charity*. The charity was concerned with the housing and provision of the poor of Hampstead. Samuel Hoare was a London banker.
- 5.10. The tithe map illustrates the Site as undeveloped although buildings are only intermittently illustrated. The plot is recorded as 'garden' so may well be associated with a dwelling.

Table 3: 1841 Wanstead tithe map apportionment

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
29	Unnamed	Samuel Hoare and Others; Trust of Wells Charity	Garden	-

28	Unnamed	Samuel Hoare and Others; Trust of Wells Charity	Garden	-
27	The Paddock	Charles Cooper	Meadow	Descriptive
30	Three Corner Grove Mead	Elizabeth Collins	Meadow	Triangular plot formed of meadow with plantation trees

1848-51 Ordnance Survey County Series 1:5,280

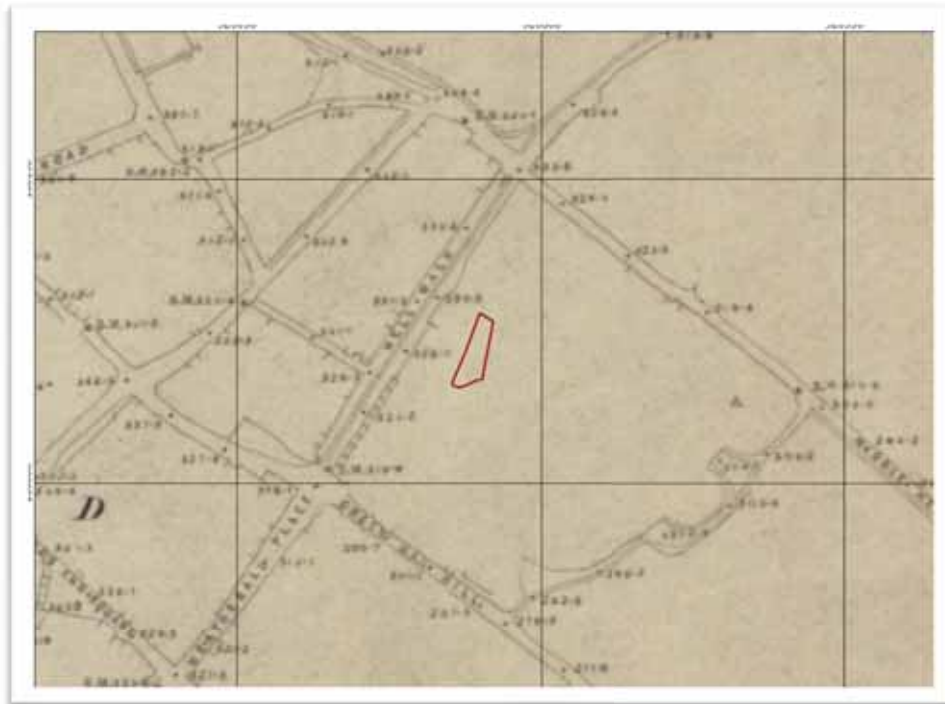


Image 7: 1848-51 Ordnance Survey County Series 1:5,280

5.11. This map illustrates little useful detail of the area, being a map of the road system only. It does however show the Site to be undeveloped, inasmuch as the distinctive oval road within Gainsborough Gardens is not yet extant.

1894 Ordnance Survey County Series 1:1,056

5.12. This later 19th century OS map shows the suburban development of this area of Hampstead, including Gainsborough Gardens, to have largely been completed.

5.13. Nos. 3 and 4 Gainsborough Gardens is shown as a semi-detached pair of properties although the front garden area is not divided at this time.

5.14. The majority of adjacent and nearby properties have also been completed.

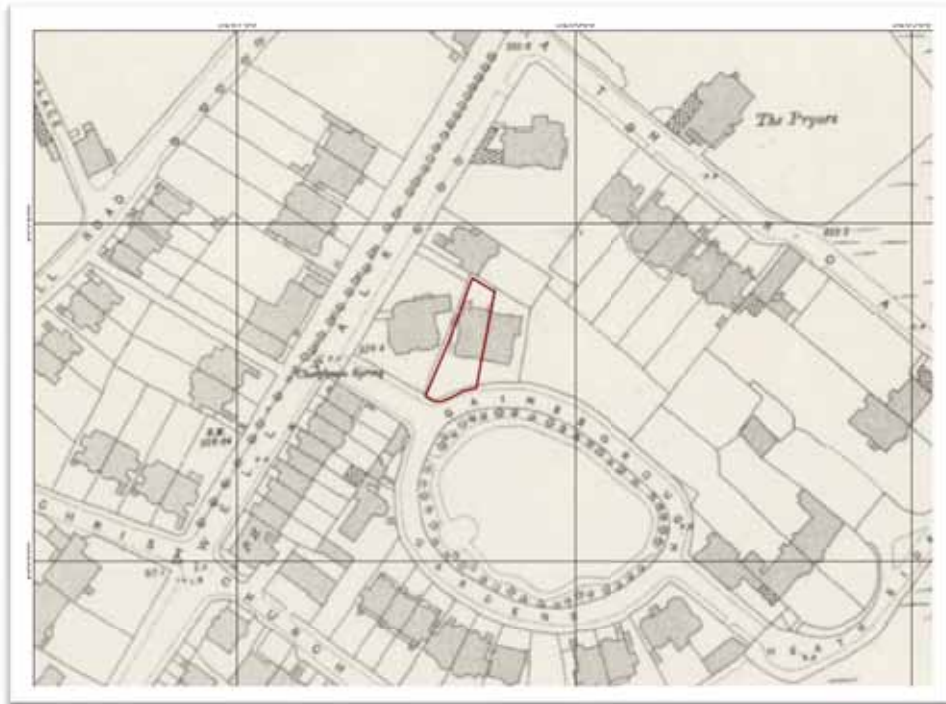


Image 8: 1894 Ordnance Survey County Series 1:1,056

1915 Ordnance Survey County Series 1:2,500



Image 9: 1915 Ordnance Survey County Series 1:2,500

5.15. By 1915, no significant change is apparent at the Site.

1938 Ordnance Survey County Series 1:2,500



Image 10: 1938 Ordnance Survey County Series 1:2,500

- 5.16. The 1938 map shows no change at the Site. The property to the immediate west has added a small, detached outbuilding north of No. 3.

1953 Ordnance Survey Plan 1:1,250



Image 11: 1953 Ordnance Survey Plan 1:1,250

- 5.17. The map issued in 1953 shows no changes at the Site and this is true for the remainder of the available map sequence.

Satellite imagery

- 5.18. The modern Google Earth sequence covers the period 1999 to 2021. Many of the images lack clarity however the 2006 image appears to show the existing conservatory/extension to the rear of the property. No further changes of any significance are apparent.

6. ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

- 6.1. The section below includes a detailed appraisal of No. 3 Gainsborough Gardens and its setting. Whilst the Listing covers Nos. 3 and 4, only No. 3 is assessed in the context of the alterations.
- 6.2. It was clear from the site visit that the minor nature of the alterations is not considered to have the capacity to adversely affect the settings of nearby heritage assets and no further assessment of these has been undertaken.
- 6.3. The character and appearance of the Conservation Area is however considered below.

3 Gainsborough Gardens (Grade II Listed Building; List Entry 1342064)

The Listed Building and its setting

- 6.4. The Listed Building comprises a semi-detached suburban residence dating to 1884. A single List Entry covers both semi-detached properties; Nos. 3 and 4.
- 6.5. The property is of red brick over four storeys including stucco dressings, a 1st floor band, a tiled roof and tile-hung gable and second floor. It is situated in the Hampstead Conservation Area.

Contributors to the significance of the Listed Building

- 6.6. Archaeological value: The Listed Building will derive limited significance from its historic fabrics and features, the earliest of which date from the late 19th century and the archaeological and evidential value of these fabrics is considered to contribute to its overall significance as a heritage asset at a minor level.
- 6.7. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building which represents elements of a small, designed estate laid out in one episode in the late 19th century. Each building within the group at Gainsborough Gardens has been individually designed forming an eclectic and complementary mix of architectural styles, forms and fabric palettes.
- 6.8. Associative historic value will be derived in part from the property's architect, E.J. May. May is known for his extensive work on the Bedford Park Estate, identified as the first major development in the Queen Anne style in London. Nos 3 and 4. In addition, the property featured as a location for the 1970 movie The Railway Children.
- 6.9. It is assessed that the property's historical value will contribute to its overall heritage significance at a major level.

- 6.10. Architectural value: The architectural aesthetic of the Listed Building reflects the Arts & Crafts style, although other elements are apparent including Queen Anne style features, an affectation of the architect, E.J. May. Of particular visual prominence is the round-arched, brick and stucco banded porch entrance with its enriched keystone and recessed part-glazed door featuring sidelights.
- 6.11. The property is of considerable size, rising to four storeys including its attic rooms which were part of the original design. Whilst limited remodelling is apparent in the building's interior, the overall historic architectural design and floor plan remains largely unchanged.
- 6.12. Overall, it is assessed that the architectural and aesthetic value of the Listed Building offers a major contribution to its heritage significance.
- 6.13. Communal value: The building is in private ownership and does not currently offer any communal function beyond its visibility, which whilst limited, is assessed to contribute to a sense of place and history in respect of the small estate. Its association with The Railway Children film from 1970 will still be of wider interest and a minor level of communal value has been identified.
- 6.14. Contribution of Setting: The setting of the Listed Building is formed largely of its enclosed estate which forms a distinct and recognisably individual group of properties within the wider borough. This historic suburban development has not been subject to any significant modern alteration or addition and reflects the layout of buildings as originally designed in the late 19th century. It is assessed that the setting of the Listed Building will contribute to its significance at a major level.
- 6.15. Overall: In respect of Table 2 and the assessment of significance above, the Grade II Listed Building represents a heritage asset of national importance and high heritage significance. This significance is derived from the property's historical and architectural/aesthetic values, and the significance of its setting.

Hampstead Conservation Area

Character and appearance

- 6.16. Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) in 1968. Reasons cited for its designation at the time were as follows:
- 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.
- 6.17. The Conservation Area has been extended beyond the original boundary a number of times since 1968, most recently in 2001. A Conservation Area Statement (CAS) was completed in 2002 (LBC 2002).

- 6.18. The Conservation Area has been sub-divided into eight Character Areas, with Gainsborough Gardens situated within the Christ Church/Well Walk area.
- 6.19. The development of Gainsborough Gardens dates to 1882-1884, its name deriving from the historical manorial association of Hampstead with the Earl of Gainsborough who acquired the estate in 1690. The estate was completed on the site of a group of former spa buildings and their pleasure grounds. Nos. 3 and 4 are the only properties by E.J. May. The central garden is listed in the London Squares Preservation Act 1931 and as Wooded Private Open Space (LBC 2002).

Contribution of the Listed Building to the Conservation Area's character and appearance

- 6.20. No. 3 Gainsborough Gardens forms an important building, even within the context of the significant wider 19th century development. The group of buildings at Gainsborough Gardens are all of individual significance, particularly in terms of their architectural aesthetic, however Nos. 3 and 4 form the 'stand-out' properties within the group.

7. ASSESSMENT OF IMPACT

Planning proposal

- 7.1. The current planning proposal includes elements of the 1999 consent which have yet to be completed alongside a number of internal and external modifications. A full set of plans and elevations is included in Appendix 2.

External

- 7.2. The main change proposed is the removal of the existing 20th century extension and its replacement with a more appropriate extension featuring a number of architectural features relating to the existing Listed Building.



Image 12: Existing rear lean-to extension

- 7.3. It is proposed to retain the original brick walls and replicate the arches to the original building. The extension will be of brick with a slurry render featuring a deep stone fascia to replicate the render detailing to the existing bay windows. The form of the arches is taken from the original rear elevation. The new extension will match the existing in depth with the only addition comprising the side infill set flush with the face of the rear extension. This replacement extension will require the removal of the existing magnolia tree and the lowering of the terraces in the garden.
- 7.4. It is further proposed to remove the existing central roof lantern which is currently in poor condition and replace it like for like with a new high specification better insulated model. The existing lantern rooflights in the garage, which were built in the 1990s, are also proposed for removal.
- 7.5. A new infill extension, approved through the 1999 application (LW9902097), is proposed to be completed, occupying the narrow space to the west of the house.
- 7.6. A new paved drive to the front of the house and refurbishments of the front garden area are also proposed.

Internal

Ground Floor

- 7.7. The existing utility room and lower ground floor study area are to be amalgamated through removal of the dividing wall. Further removal of wall is proposed to accommodate the infill extension to the west-facing elevation.
- 7.8. Minor refurbishments and alterations are proposed including a reconfiguration of the kitchen.

First Floor

- 7.9. Proposed works to the first floor comprise minor cosmetic changes, with the proposed removal of the existing WC to create additional storage.

Second Floor

- 7.10. The main proposal affecting the second floor is the removal of the wall between Bedrooms 2 and 3, and construction of a replacement dividing wall closer to the double windows in Bedroom 2, creating two more equally sized rooms.
- 7.11. Remaining plans involve the reconfiguration of the existing bathrooms, including the removal and re-establishment of stud walls.

Third Floor

- 7.12. Further reconfiguration of bathrooms is proposed along with the removal of existing built-in cupboard units.
- 7.13. A full set of proposal drawings are included in Appendix 2 of this document.

Impact assessment

3 Gainsborough Gardens

- 7.14. Overall, the proposed alterations will affect largely areas which have been subject to previous alterations.

- 7.15. The most significant change proposed is the removal of the existing lean-to extension and its replacement with a remodelled extension of similar dimensions. This is considered beneficial in terms of the building's aesthetic and architectural merit. The existing lean-to extension is rather shabby today and the proposed replacement is of significantly higher quality, incorporating elements of the building's original architectural design.
- 7.16. The addition of the infill extension will have little impact in the layout of the Listed Building, given the narrowness of the area proposed to be incorporated (Image 15).



Image 13: Existing narrow area proposed for infill extension

- 7.17. The proposed removal of the main central roof lantern effectively comprises a like for like replacement, with the existing in poor condition. The replacement will offer better insulation and thus is considered beneficial to the Listed Building's future upkeep and integrity.
- 7.18. Internally, the majority of the proposed modifications will affect later configurations of bathrooms, cupboards etc.
- 7.19. The proposed alterations to the first floor will result in an almost imperceptible visual change in terms of this area and not one which will significantly alter the historical and architectural value of the Listed Building.
- 7.20. The removal and repositioning of the wall between Bedrooms 2 and 3 on the second floor will affect what is considered to be original fabrics. The configuration of windows suggests the difference in room size currently was part of the original design. In this instance, since no alteration of the window configuration is proposed, the change will again be virtually imperceptible once completed.

- 7.21. Overall, it is considered that the proposed alterations, internally and externally, will have no detrimental effect on the significance of the Listed Building. Beneficial effects have been noted, particularly in respect of the replacement extension.

Character and appearance of Hampstead Conservation Area

- 7.22. Whilst the Listed Building is considered an important built element of the Conservation Area, particularly in the context of the other buildings around Gainsborough Gardens, a significant percentage of the proposed alterations are internal.
- 7.23. External changes include the establishment of a new extension to replace the existing, with the new extension of significantly higher quality and enhanced architectural design. The side infill extension represents part of the existing consent and is of such dimensions as to have very little visual effect on the exterior of the Listed Building.
- 7.24. Overall, it is assessed that the proposed changes at No. 3 Gainsborough Gardens will not adversely affect the character or appearance of the Hampstead Conservation Area.

8. CONCLUSION

- 8.1. The proposed alterations at the Listed Building will affect largely areas which have been subject to previous alterations. The most significant change proposed comprises the removal of an existing lean-to extension and its replacement with a new version of similar dimensions. The extant extension is in a rather shabby condition and the proposed replacement is of significantly higher quality, architecturally, structurally and aesthetically, incorporating elements of the building's original architectural design.
- 8.2. The proposed addition of an infill extension to the side of the property will have little impact in the layout of the Listed Building, given the narrowness of the area proposed to be incorporated. This new infill extension has previously been granted approval in 1999 (Ref. LW9902097). This approval remains extant.
- 8.3. It is proposed to remove the main central roof lantern. This element of the proposals effectively comprises a like for like replacement, with the existing feature in poor condition. The replacement will offer better insulation and thus is considered beneficial to the Listed Building's future upkeep and integrity.
- 8.4. Internally, the majority of the proposed modifications will affect later configurations of bathrooms, cupboards etc. It is considered that the result will be an almost imperceptible visual change in terms of this area and one which will not significantly alter the historical and architectural value of the Listed Building.
- 8.5. The removal and repositioning of the wall between Bedrooms 2 and 3 on the second floor will affect what is considered to be original fabrics. The configuration of windows suggests the difference in room size currently was part of the original design. In this instance, since no alteration of the window configuration is proposed, the change will again be virtually imperceptible once completed.
- 8.6. Overall, it is considered that the proposed alterations, internally and externally, will have no detrimental effect on the significance of the Listed Building. Beneficial effects have been noted, particularly in respect of the replacement extension.

- 8.7. In respect of the character and appearance of Hampstead Conservation Area, the Listed Building is considered an important built element of the Conservation Area, particularly in the context of the other buildings around Gainsborough Gardens. A significant percentage of the proposed alterations are internal, which will have no effect on the Conservation Area. External changes set out above are assessed to result in no adverse effect on the character or appearance of the Hampstead Conservation Area.
- 8.8. This assessment has been completed with due regard to the revised NPPF, the PPG, the London Plan, the Camden Local Plan 2017, and guidance issued by Historic England and the CIfA.

9. SOURCES AND REFERENCES

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National Archives

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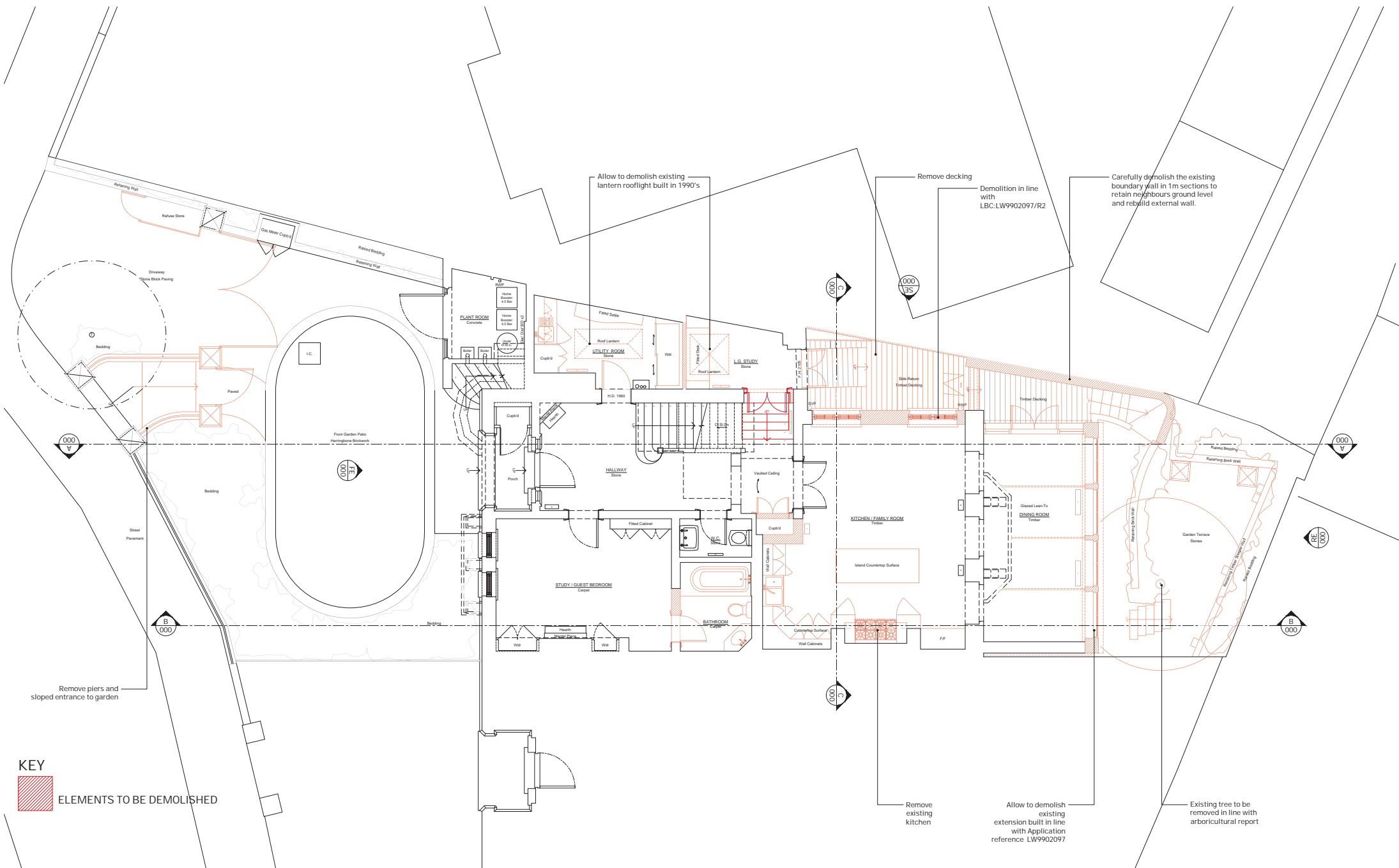
Appendix 1: Gazetteer of heritage assets


FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 100m study area)								
Listed Buildings (100m study area)								
LB1	1096077	14, Gainsborough Gardens	House	Post-medieval	Detached house. 1894-95 by Horace Field	II	526738	186018
LB2	1342064	3 And 4, Gainsborough Gardens	House	Post-medieval	Pair of semi-detached houses forming part of a small estate. 1884. By EJ May.	II	526773	186066
LB3	1342099	Foley House	House	Post-medieval	Detached house. Probably c1771 built by Edward Helling; reputed to be 1698, built for J Duffield, the first Spa manager; later additions.	II	526749	186173
LB4	1342100	Front Wall And Entrance Porch To Number 11 Foley House	Wall and porch	Post-medieval	Porch leading from street into garden and wall to street with railings. c1880-90. Added by Edward Gotto of The Logs (qv) who leased the house during this period.	II	526758	186182
LB5	1342101	Length Of Garden Wall To South East Of Foley House	Wall	Post-medieval	Garden wall. C18.	II	526758	186157
LB6	1342102	Stables To South East Of Foley House	Stables	Post-medieval	Stables with coach house. Late C18.	II	526770	186157
LB7	1379163	Manaton Lodge	House	Post-medieval	Semi-detached house. Early C19	II	526718	186077
LB8	1379164	Numbers 21 And 23 And Walls And Gate Piers	Cottages	Post-medieval	Pair of semi-detached houses. 1881-82. By Henry Legg. For Edward Gotto.	II	526722	186101
LB9	1379165	Numbers 25 And 27 And Walls And Gate Piers	House	Post-medieval	Pair of semi-detached houses. 1881-82. By Henry Legg. For Edward Gotto.	II	526731	186119
LB10	1379166	Wells Tavern	Inn	Post-medieval	Public house. c1849. Grey brick.	II	526706	186007

LB11	1379167	Numbers 32 And 34 And Attached Railings	House	Post-medieval	Pair of terraced houses. Early/mid C18 with late C19 projecting porches.	II	526712	186017
LB12	1379168	Numbers 36 And 38 And Attached Railings, Walls And Gates	House	Post-medieval	2 terraced houses. Early C19 with late C19 projecting porches.	II	526719	186027
LB13	1379169	Number 40 And Attached Railings, Walls And Gates	House	Post-medieval	Terraced house. Early C19 with late C19 projecting porch	II*	526724	186034
LB14	1379170	Number 46 And Attached Railings And Wall	House	Post-medieval	End of terrace house. Early C18 with late C18 and late C19 alterations	II*	526732	186047
LB15	1379171	Klippan House	House	Post-medieval	Large detached house. 1881. By Ewan Christian for his own occupation; built by Cornish and Gaymer.	II	526789	186121
LB16	1379172	Gate Piers To The North Of Number 50 Klippan House	Gate piers	Post-medieval	Gate piers. c1881 by Ewan Christian.	II	526783	186140
LB17	1379173	Chalybeate Well And Drinking Fountain Flanked By Steps	Well	Post-medieval	Chalybeate well and drinking fountain flanked by steps. 1882. By HS Legg.	II	526717	186055
LB18	1379174	Four Lamp Posts	Lamp posts	Post-medieval	4 lamp posts. C19. Cast-iron with column standards and Windsor lanterns.	II	526708	186025
LB19	1379175	Railings To Footpath On North West Side	Railings	Post-medieval	Railings to raised footpath. C19. Cast-iron.	II	526708	186042
LB20	1390790	9A, Gainsborough Gardens	House	Post-medieval	Detached house. Dated 1891, probably by Elijah Hoole (1837-1912) for CE Maurice and his wife in the Gainsborough Gardens development.	II	526780	185970

LB21	1392567	The Lodge	Lodge	Post-medieval	Lodge dated 1886 by H.S Legg for the gardener of Gainsborough Gardens, developed between 1882 and 1895.	II	526748	186035
LB22	1392568	6 Gainsborough Gardens	House	Post-medieval	Detached villa, 1885 by HS Legg for Thomas Clifford, leasee, as part of the development of Gainsborough Gardens between 1882 and 1895.	II	526827	185982
LB23	1392570	9 And 10, Gainsborough Gardens	House	Post-medieval	Pair of semi-detached houses, 1895 by CB King, local builder.	II	526766	185974
LB24	1392571	5, Gainsborough Gardens	Farmhouse	Post-medieval	Detached villa, 1893 by CB King, local builder. Built speculatively as part of the development of Gainsborough Gardens between 1882 and 1895.	II	526846	185998
LB25	1396402	7 And 8, Gainsborough Gardens	House	Post-medieval	Pair of semi-detached houses. 1888 by HS Legg, Surveyor to the Hampstead Wells and Campden Trust, for Thomas Clifford, lessee, as part of the development of Gainsborough Gardens between 1882-1895	II	526809	185970
LB26	1417880	11, 12 And 13, Gainsborough Gardens, Camden	Terrace	Post-medieval	Terrace of three houses, 1893-5 by Horace Field for lessee, Sir Alfred Baring Garrod, MD as part of the Gainsborough Gardens development from 1882 to 1895.	II	526749	185986
Conservation Areas (100m study area)								
CA1	n/a	Hampstead	CA	Medieval & post-medieval	Historic core	n/a	526471	185993

Appendix 2: Planning proposal drawings

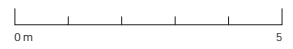


KEY
 ELEMENTS TO BE DEMOLISHED

08/22 REV DATE
 VH/AM DRAWN/CHK
 FULL PLANNING APPLICATION DESCRIPTION

GAINSBOROUGH GARDENS
 GA010 rev- EXISTING GROUND FLOOR DEMOLITION PLAN

22080_DRAWING STATUS_Published 15/09/22

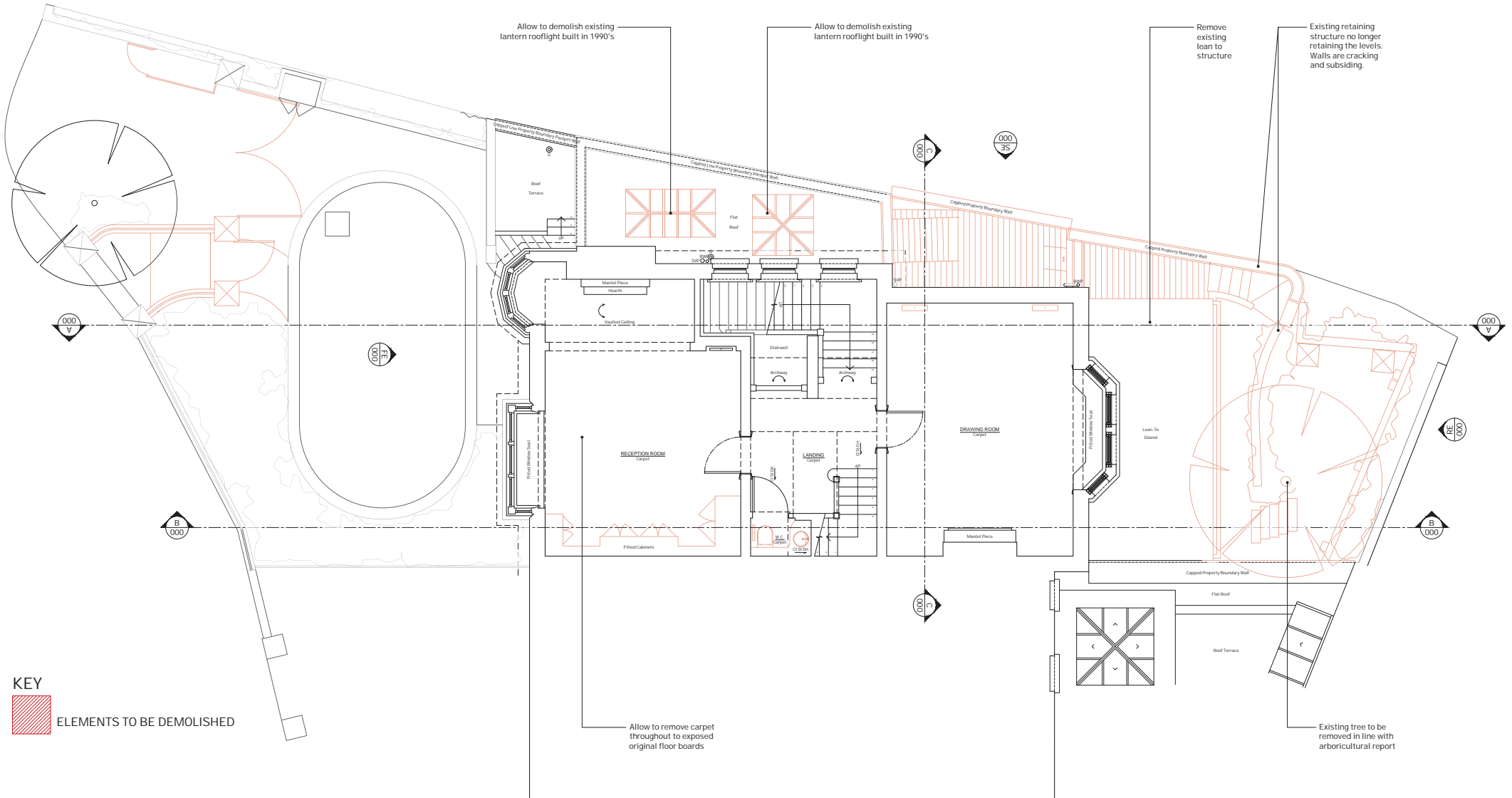



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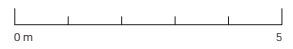


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GAINSBOROUGH GARDENS
 GA011 rev- EXISTING 1ST FLOOR DEMOLITION PLAN

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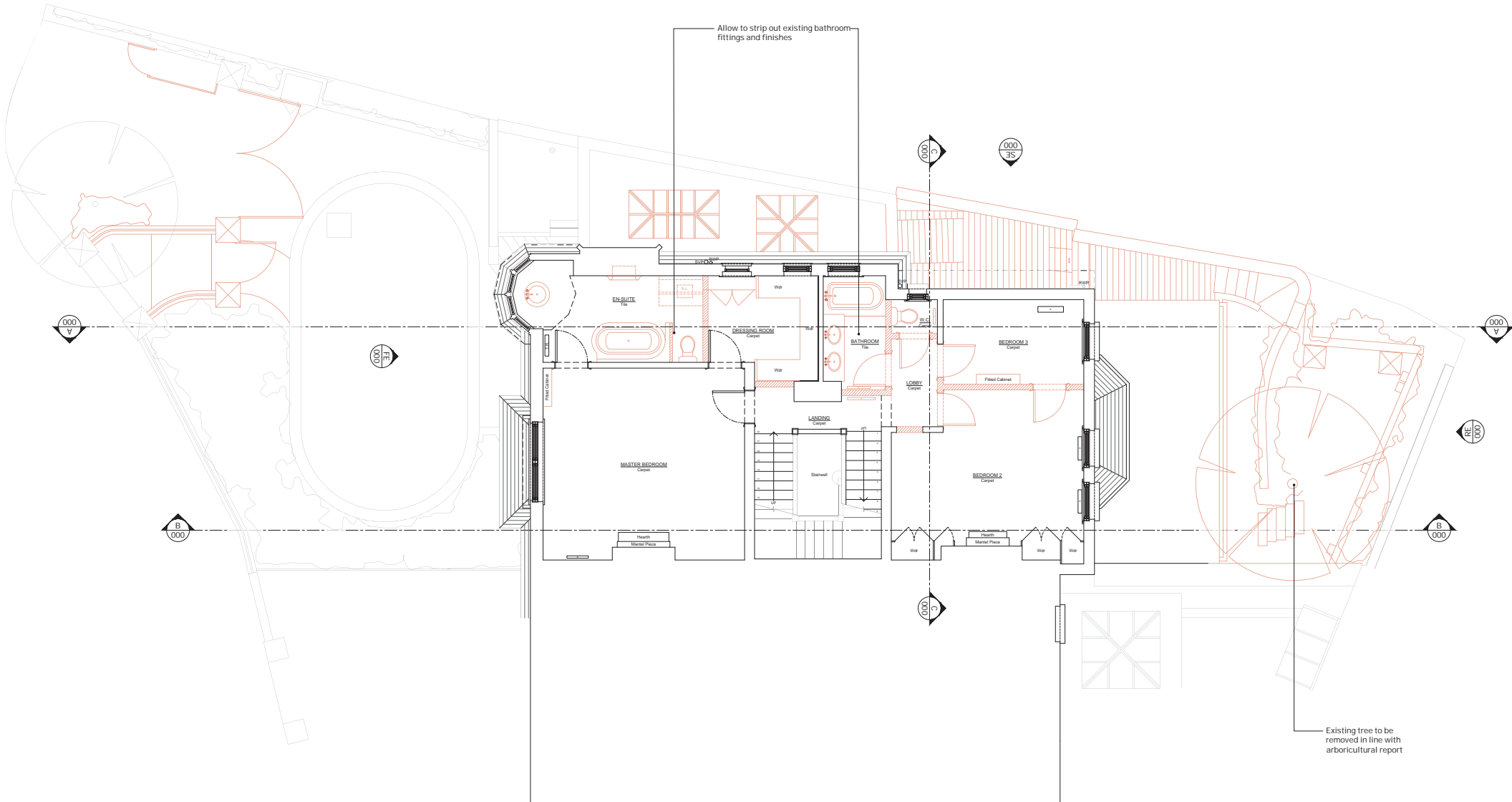


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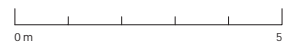
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 DESCRIPTION

GAINSBOROUGH GARDENS
GA012 rev- EXISTING 2ND FLOOR DEMOLITION PLAN

22080_DRAWING STATUS_Published 15/09/22

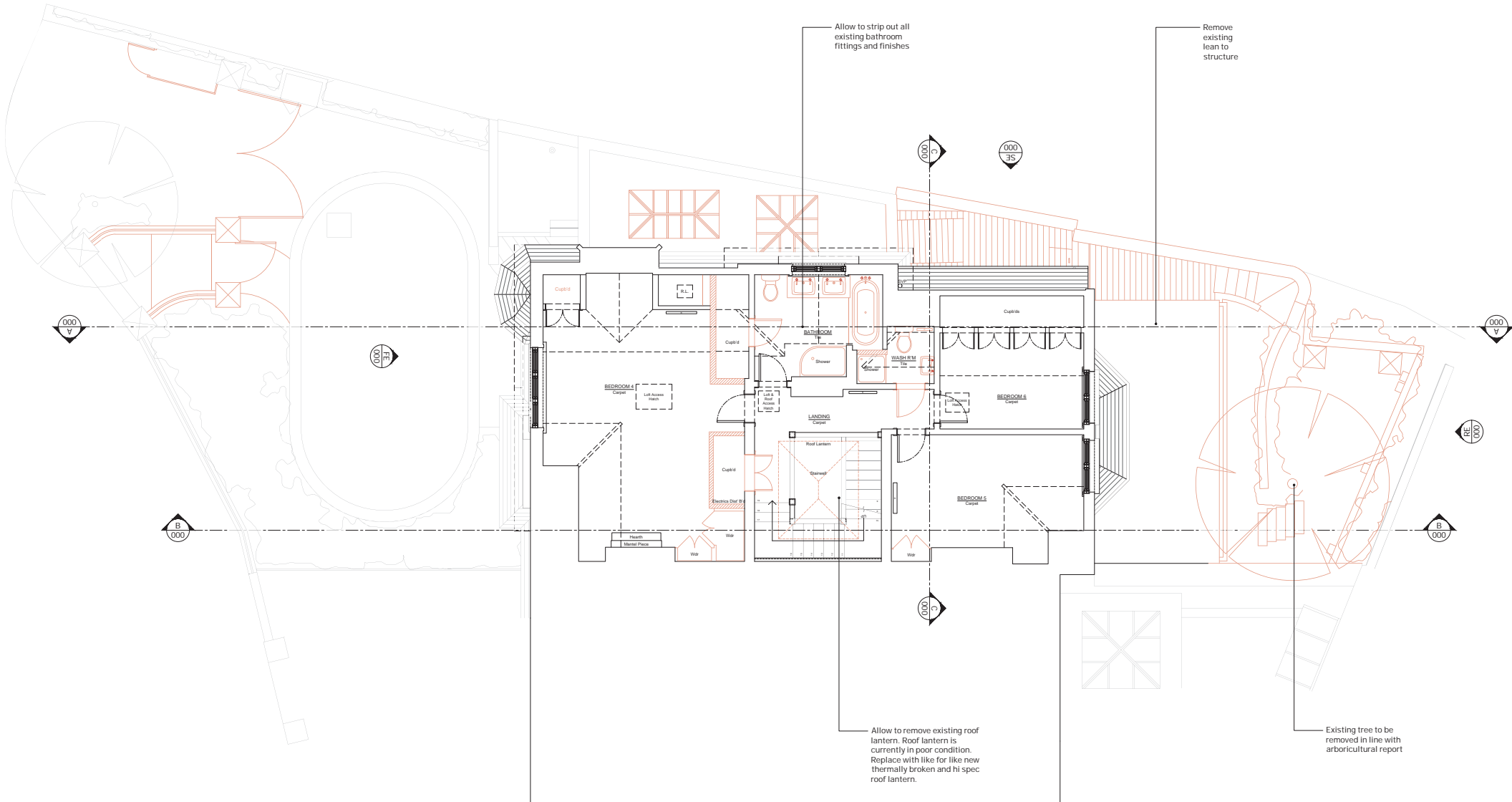


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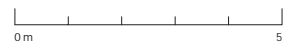
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 REV DATE VJ/AM
 DRAWN/CHK FULL PLANNING APPLICATION
 DESCRIPTION

GAINSBOROUGH GARDENS
 GA013 rev- EXISTING 3RD FLOOR DEMOLITION PLAN

22080_DRAWING STATUS_Published 15/09/22

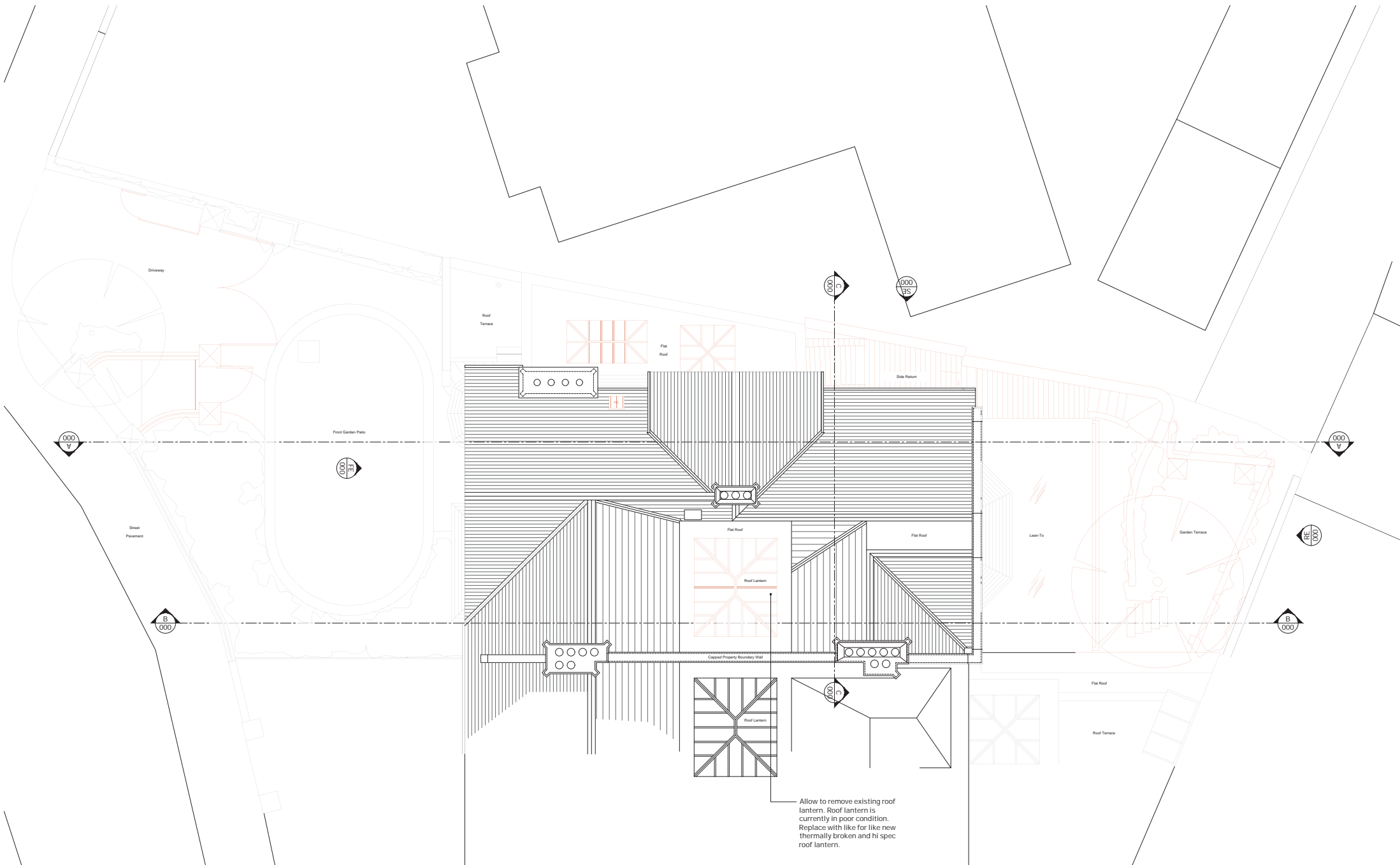


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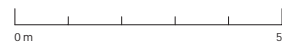
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GAINSBOROUGH GARDENS
 GA014 rev- EXISTING ROOF DEMOLITION PLAN

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Scale 1:100 @ A3

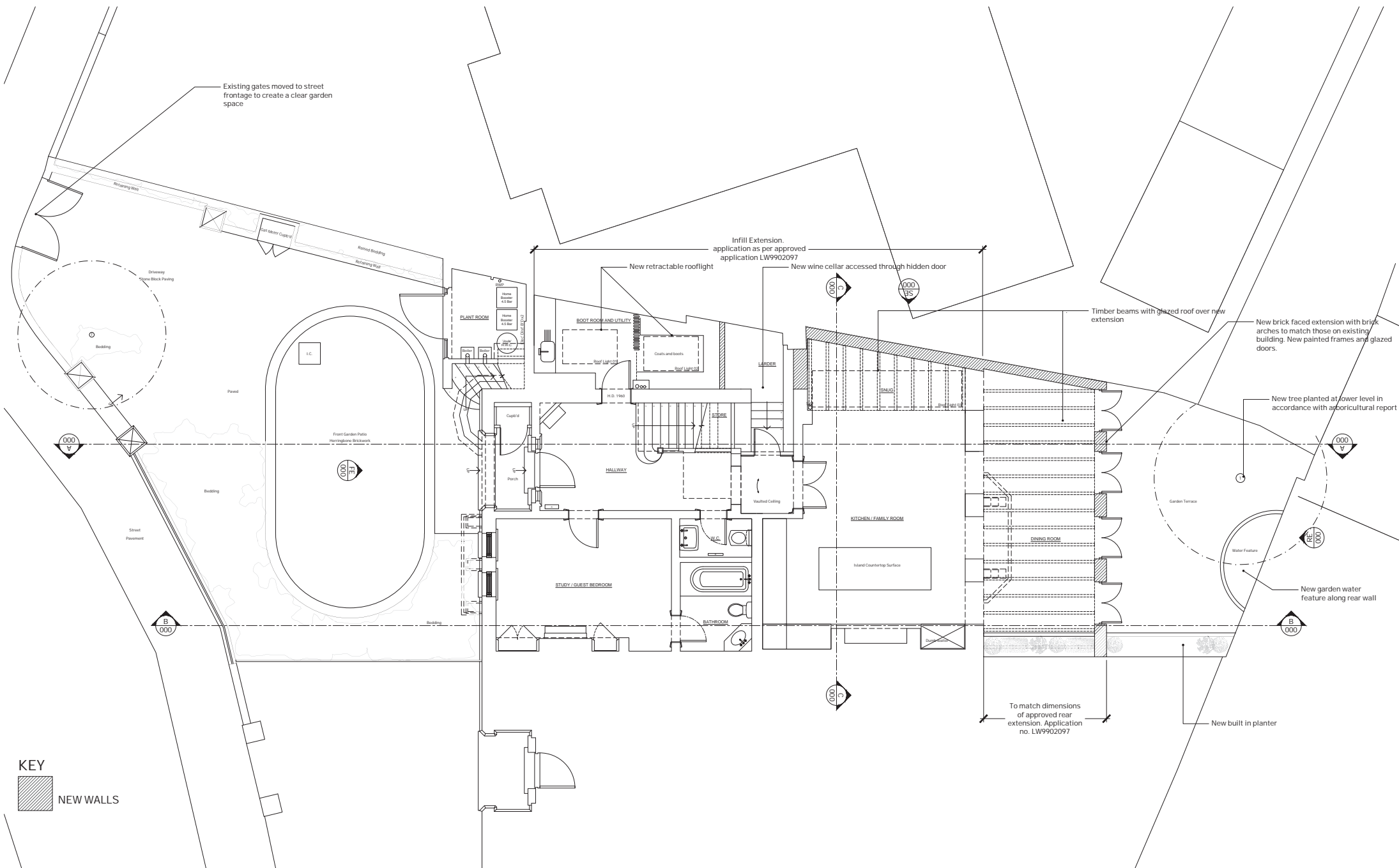


North

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Existing gates moved to street frontage to create a clear garden space

Infill Extension application as per approved application LW9902097

Timber beams with glazed roof over new extension

New brick faced extension with brick arches to match those on existing building. New painted frames and glazed doors.

New tree planted at lower level in accordance with arboricultural report

To match dimensions of approved rear extension. Application no. LW9902097

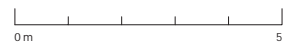
New built in planter

KEY
 NEW WALLS

08/22 VJ/AM FULL PLANNING APPLICATION
 REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH ROAD
 GA100 rev- PROPOSED GROUND FLOOR PLAN

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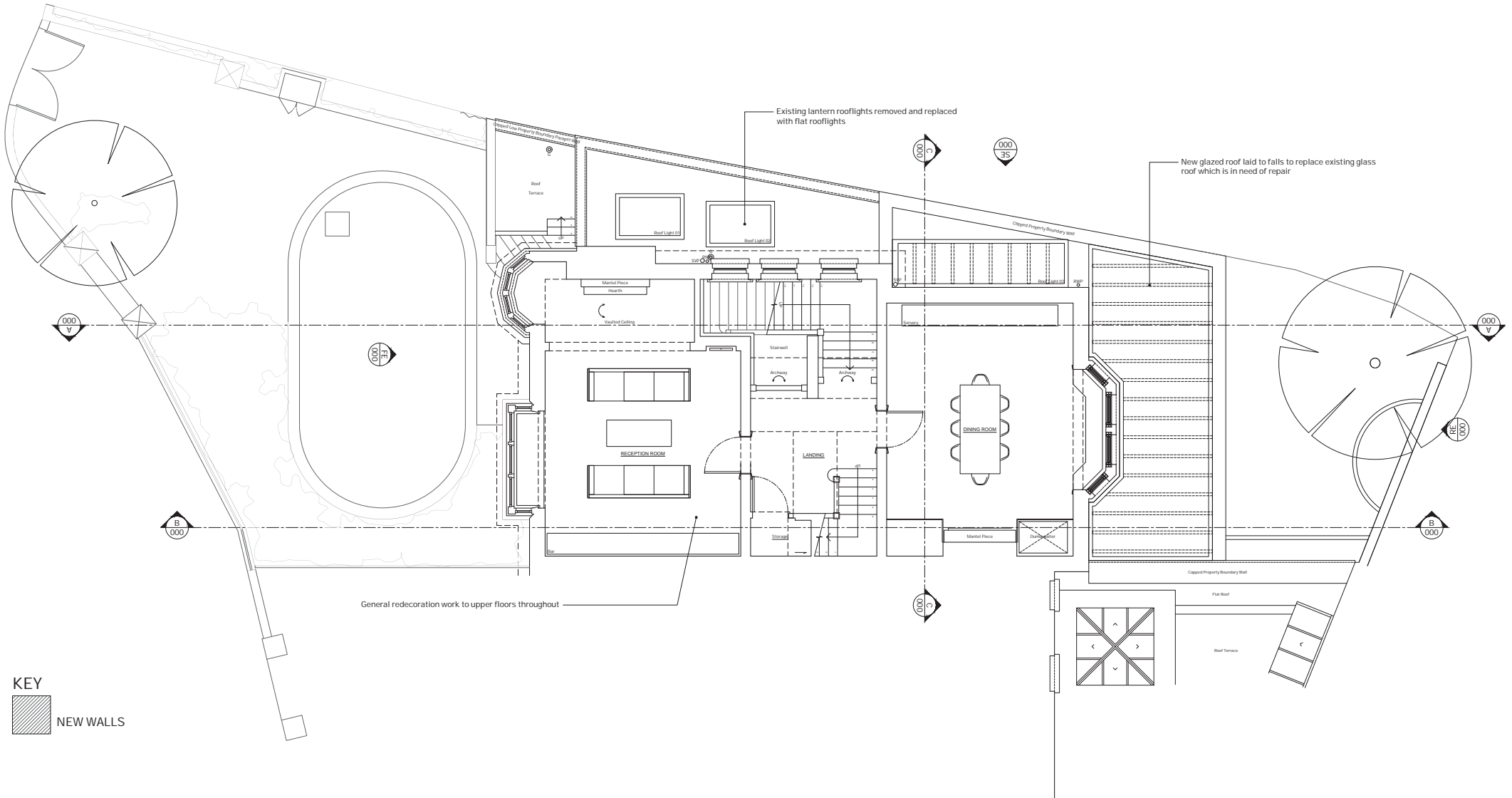
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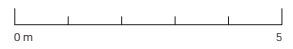


KEY
 NEW WALLS

08/22 VJ/AM FULL PLANNING APPLICATION
 REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH ROAD
 GA111 rev- PROPOSED 1ST FLOOR PLAN

22080 _DRAWING STATUS_ Published 15/09/22

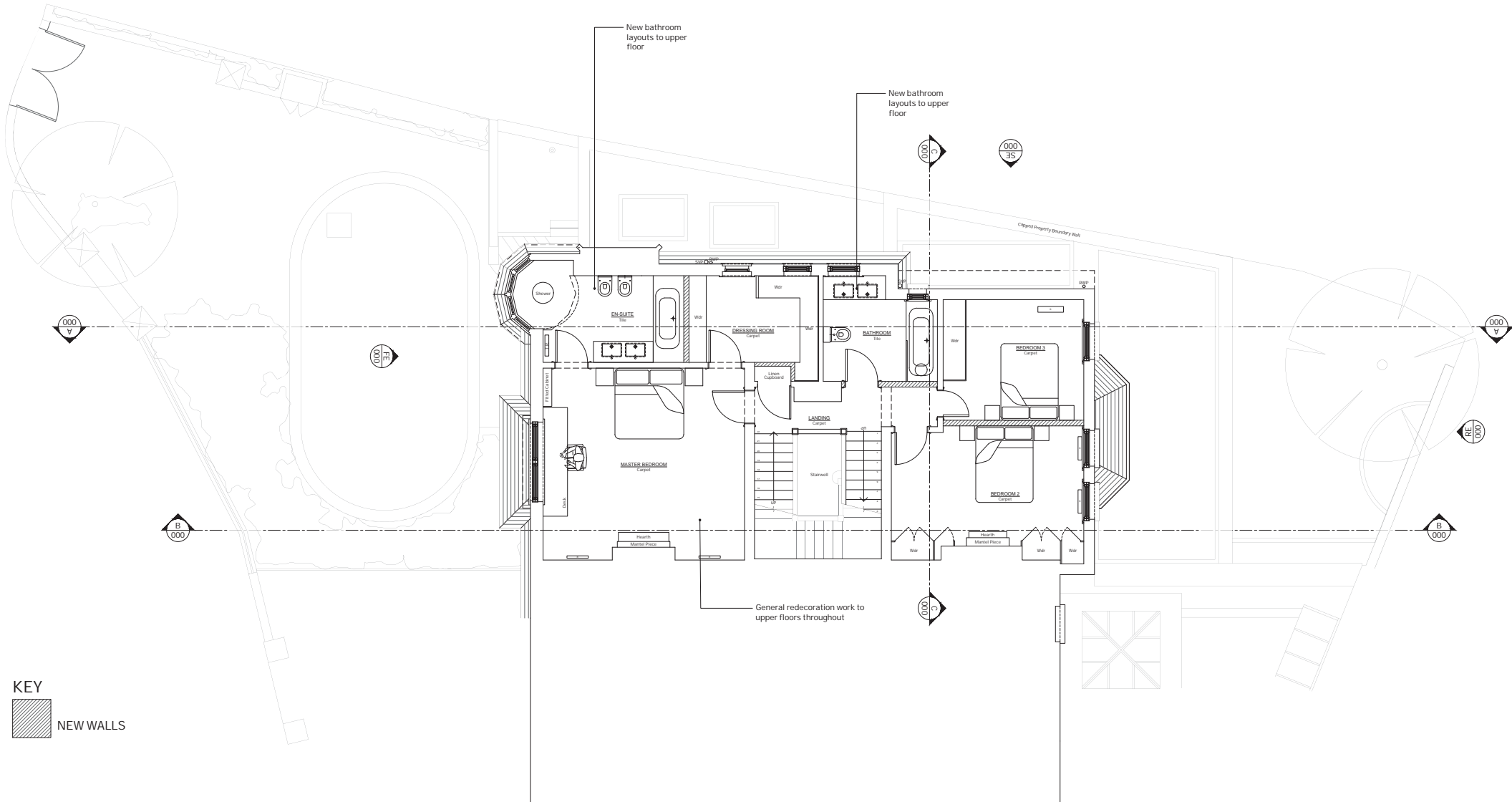


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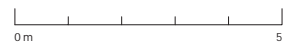


KEY
 NEW WALLS

08/22 08/22 08/22
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 DRAWN/CHK DESCRIPTION

GAINSBOROUGH ROAD
GA012 rev- PROPOSED 2ND FLOOR PLAN

22080 _ DRAWING STATUS _ Published 15/09/22



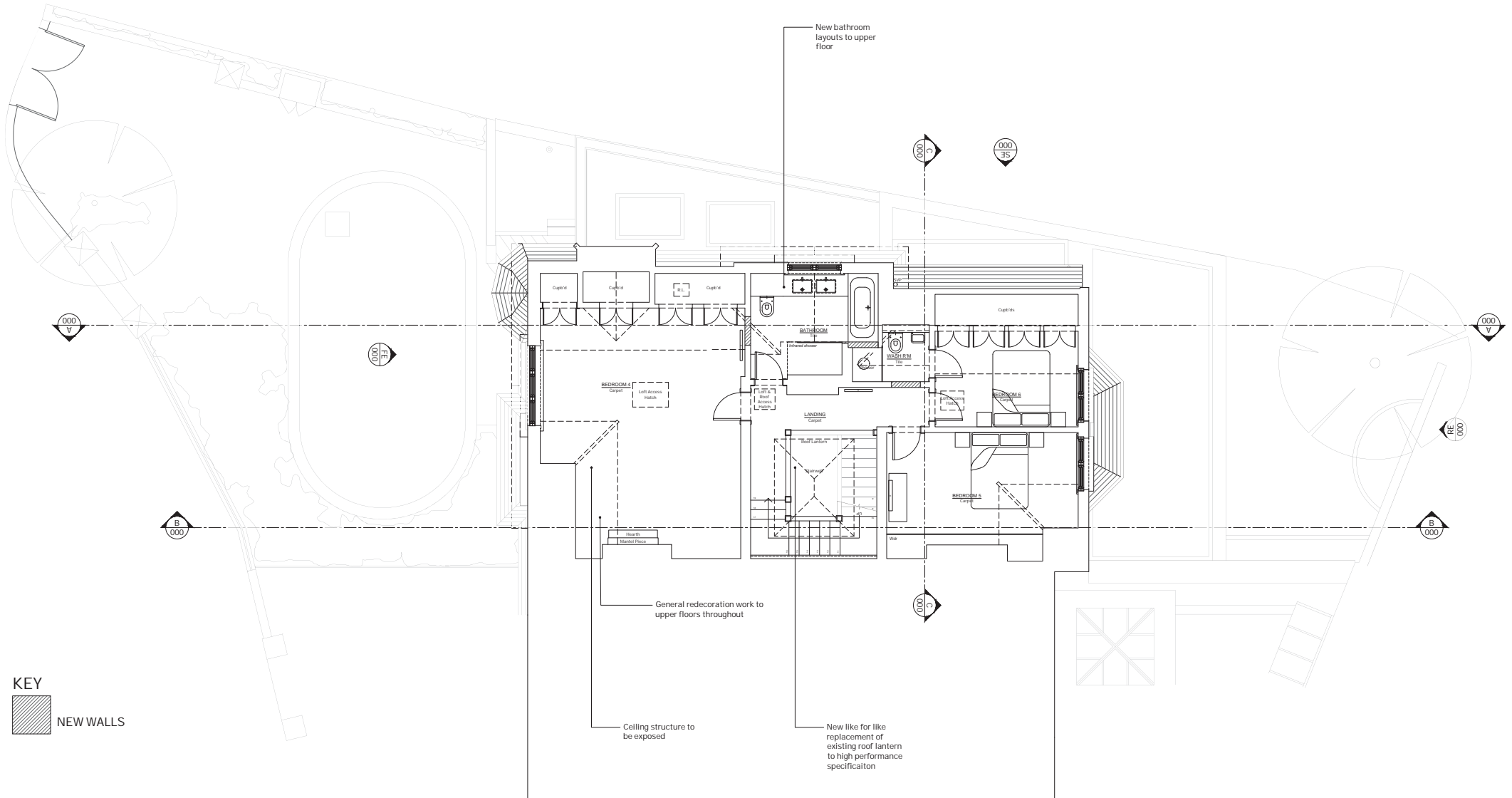
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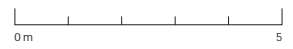


KEY
 NEW WALLS

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GAINSBOROUGH ROAD
GA113 rev- PROPOSED THIRD FLOOR PLAN

22080_DRAWING STATUS_Published 15/09/22

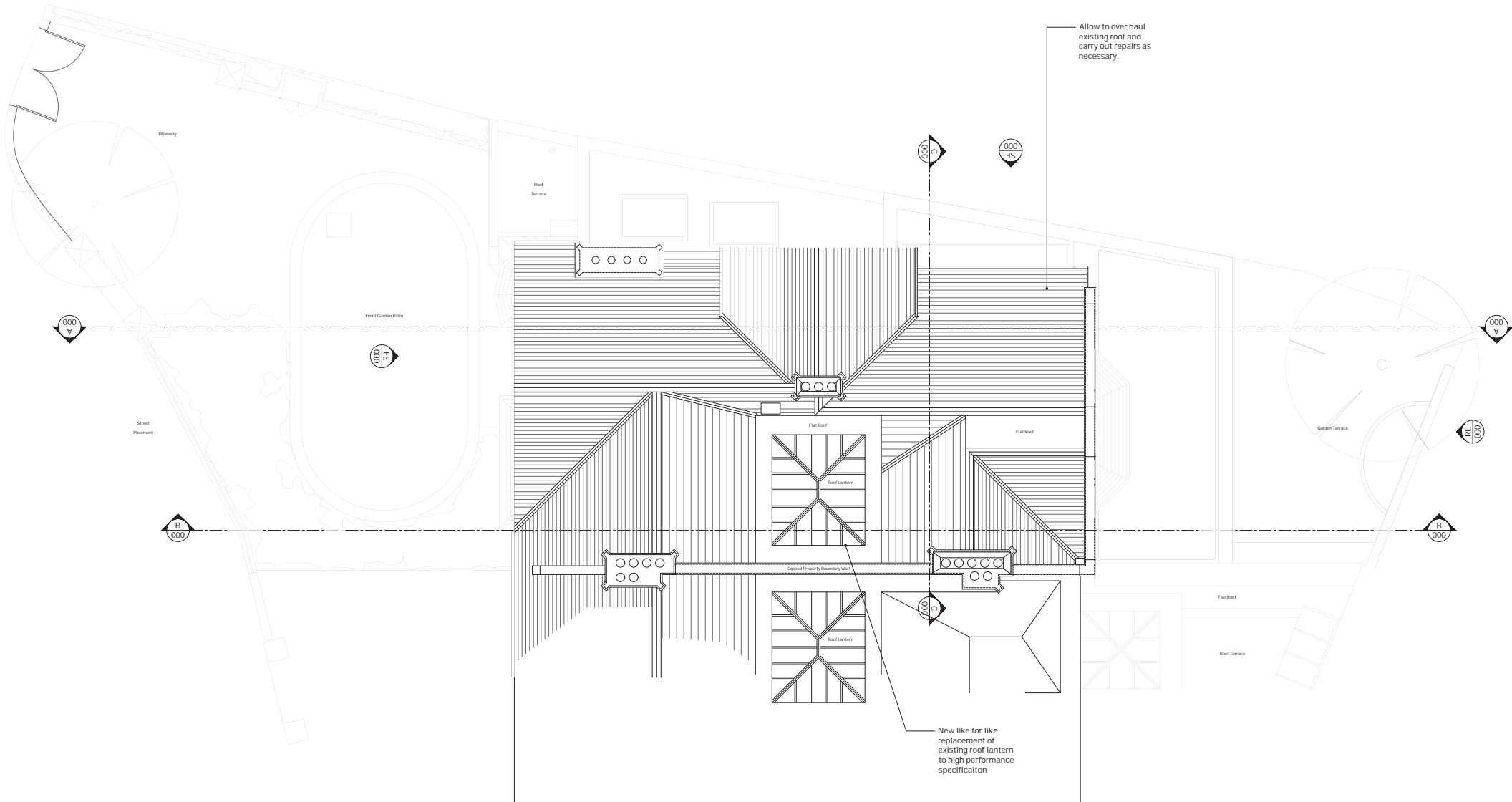


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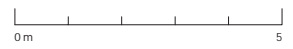
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GAINSBOROUGH ROAD
 GA114 rev- PROPOSED ROOF PLAN

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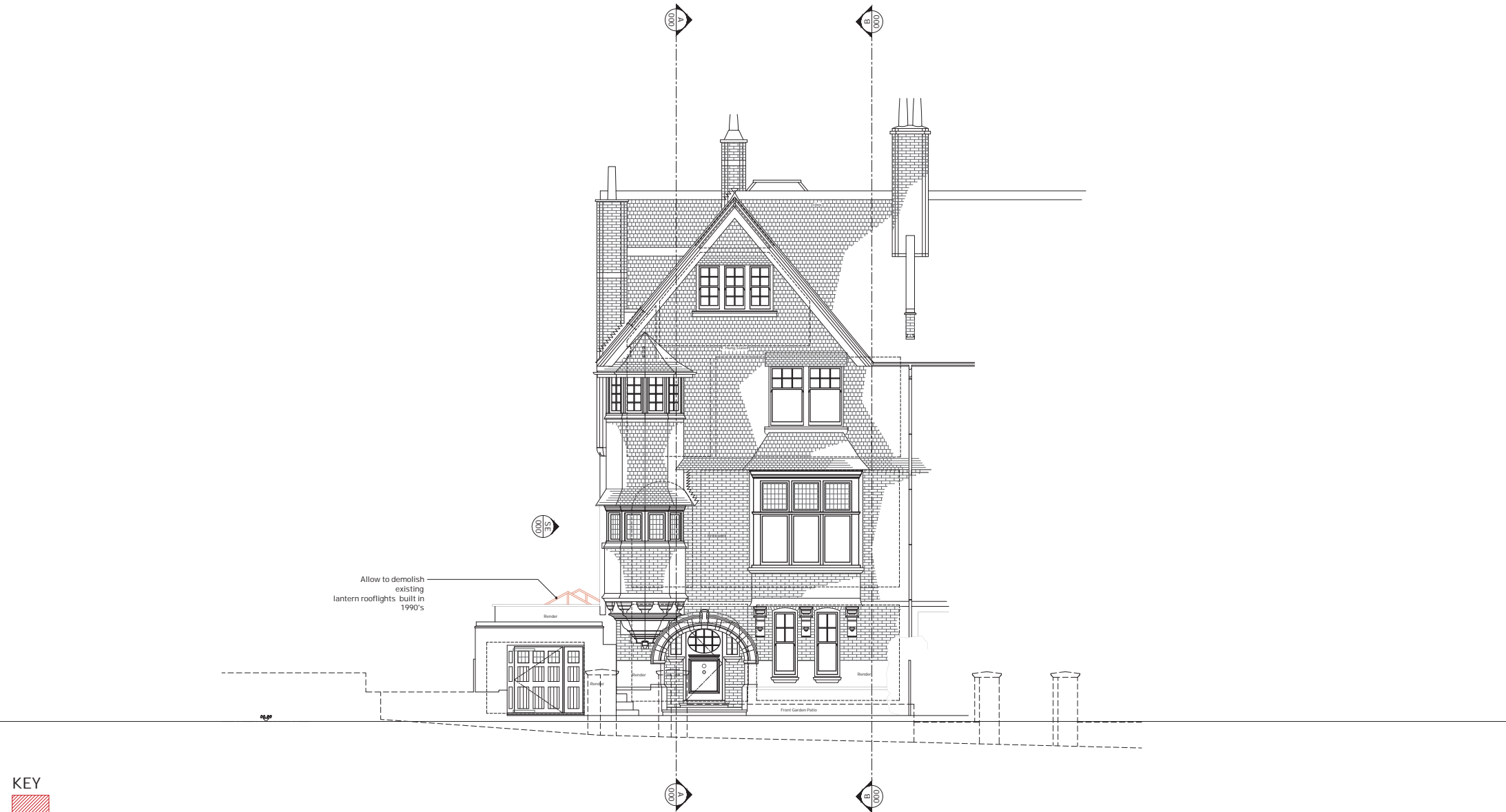



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KEY
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GAINSBOROUGH GARDENS
 GA020 rev- EXISTING FRONT ELEVATION & DEMOLITION PLAN

22080 _ DRAWING STATUS _ Published 15/09/22



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Allow to demolish existing lantern rooflight built in 1990's

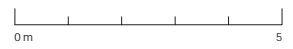
Allow to demolish existing extension built in line with Application reference LW9902097

KEY
 ELEMENTS TO BE DEMOLISHED

08/22 VJ/AM FULL PLANNING APPLICATION
 REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH GARDENS
 GA021 rev- EXISTING REAR ELEVATION & DEMOLITION PLAN

22080 _ DRAWING STATUS _ Published 15/09/22




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KEY
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Existing tree and terraces removed in accordance with arboricultural report. Existing retaining walls are cracked and subsiding. No longer fit for purpose.

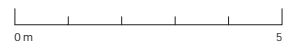
Allow to demolish existing extension built in line with LW9902097

Partition wall demolished to allow for new layout

Allow to demolish existing lantern rooflight built in 1990's

Allow to strip out existing fit out

Remove piers and sloped entrance to garden




Scale 1:100 @ A3

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KEY
 ELEMENTS TO BE DEMOLISHED

Allow to demolish existing extension built in line with LW9902097

Existing tree and terraces removed in accordance with arboricultural report. Existing retaining walls are cracked and subsiding. No longer fit for purpose.

Remove existing kitchen

08/22 VH/AM LISTED BUILDING CONSENT
 REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH GARDENS
 GA023 rev- EXISTING SECTION AA & DEMOLITION PLAN

22080 _ DRAWING STATUS _ Published 15/09/22



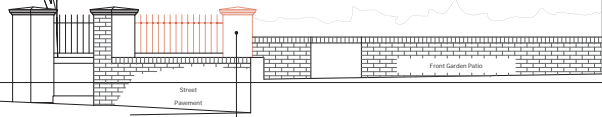
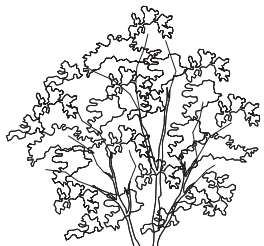
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GAINSBOROUGH GARDENS



KEY



ELEMENTS TO BE DEMOLISHED

Remove piers and sloped entrance to garden

New like for like replacement of existing roof lantern to high performance specification

Ceiling removed to expose roof rafters



Allow to remove internal partition to make way for new kitchen layout

Allow to demolish existing extension and existing side wall. In line with Approved application LW9902097

Existing tree and terraces removed in accordance with arboricultural report. Existing retaining walls are cracked and subsiding. No longer fit for purpose.

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REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH GARDENS
GA024 rev- EXISTING SECTION BB & DEMOLITION PLAN

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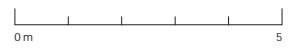


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GAINSBOROUGH GARDENS
GA025 rev- EXISTING SECTION CC & DEMOLITION PLAN

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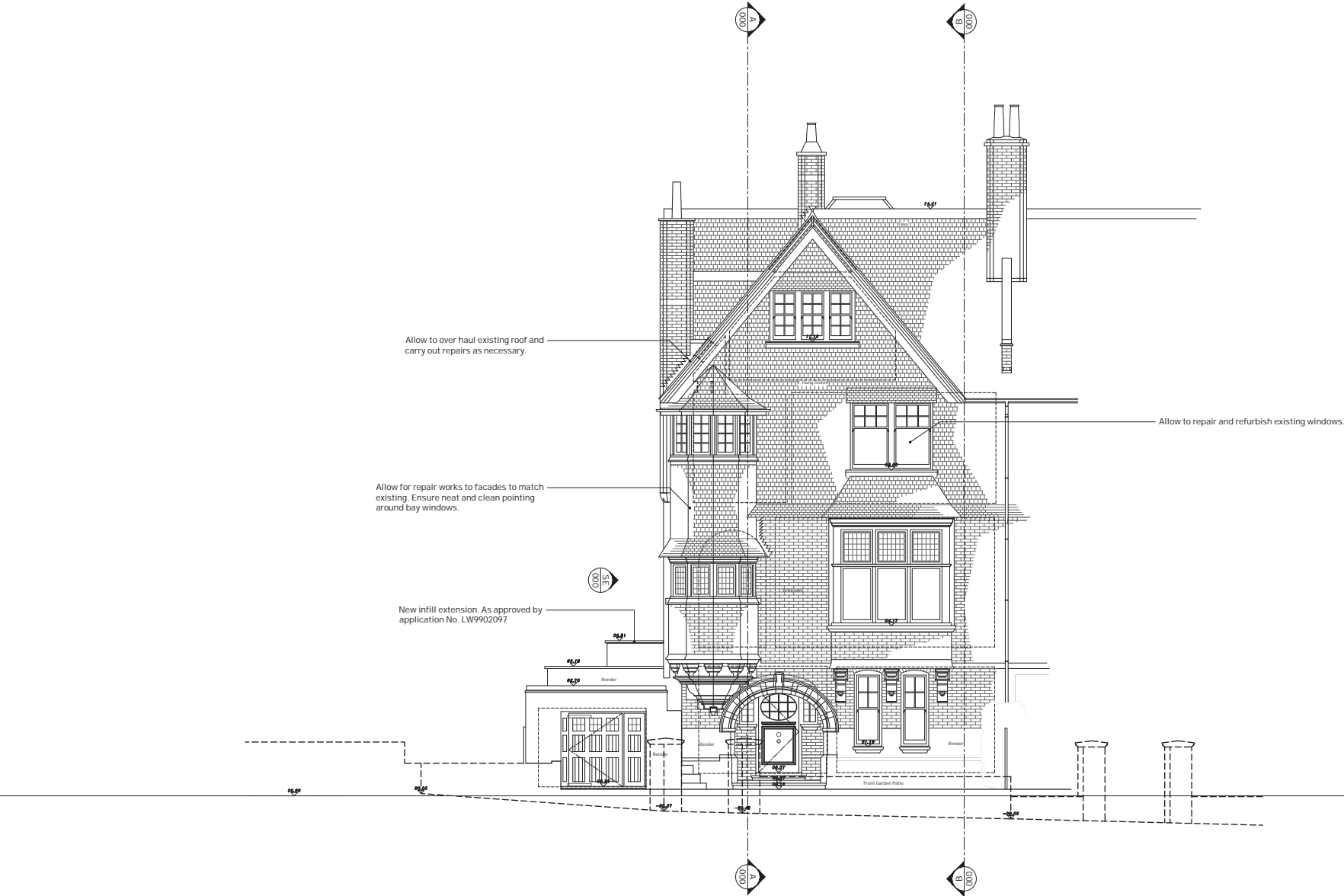


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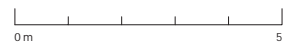
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 REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH GARDENS
 GA120 rev- PROPOSED FRONT ELEVATION

22080 _ DRAWING STATUS _ Published 15/09/22

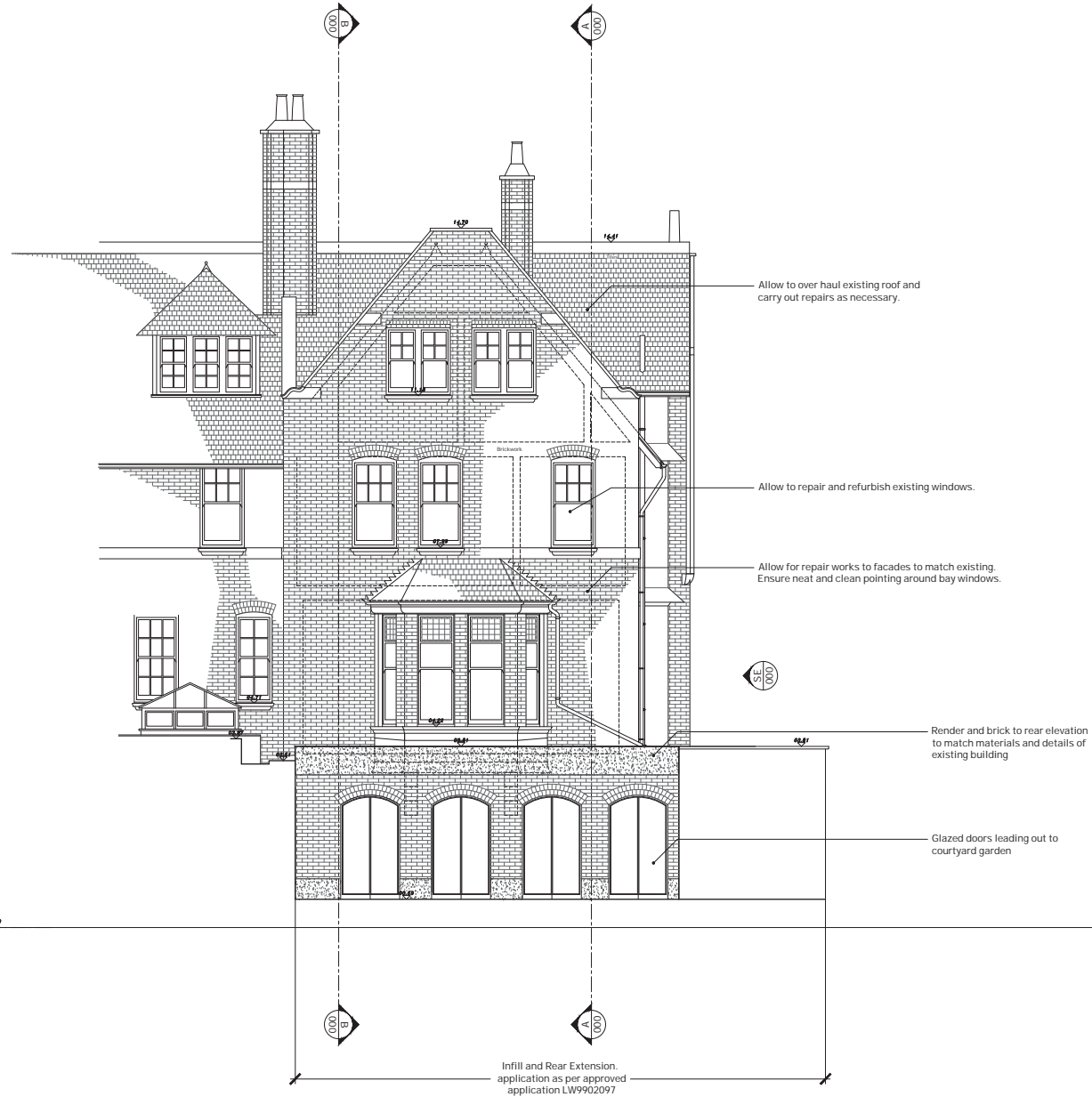


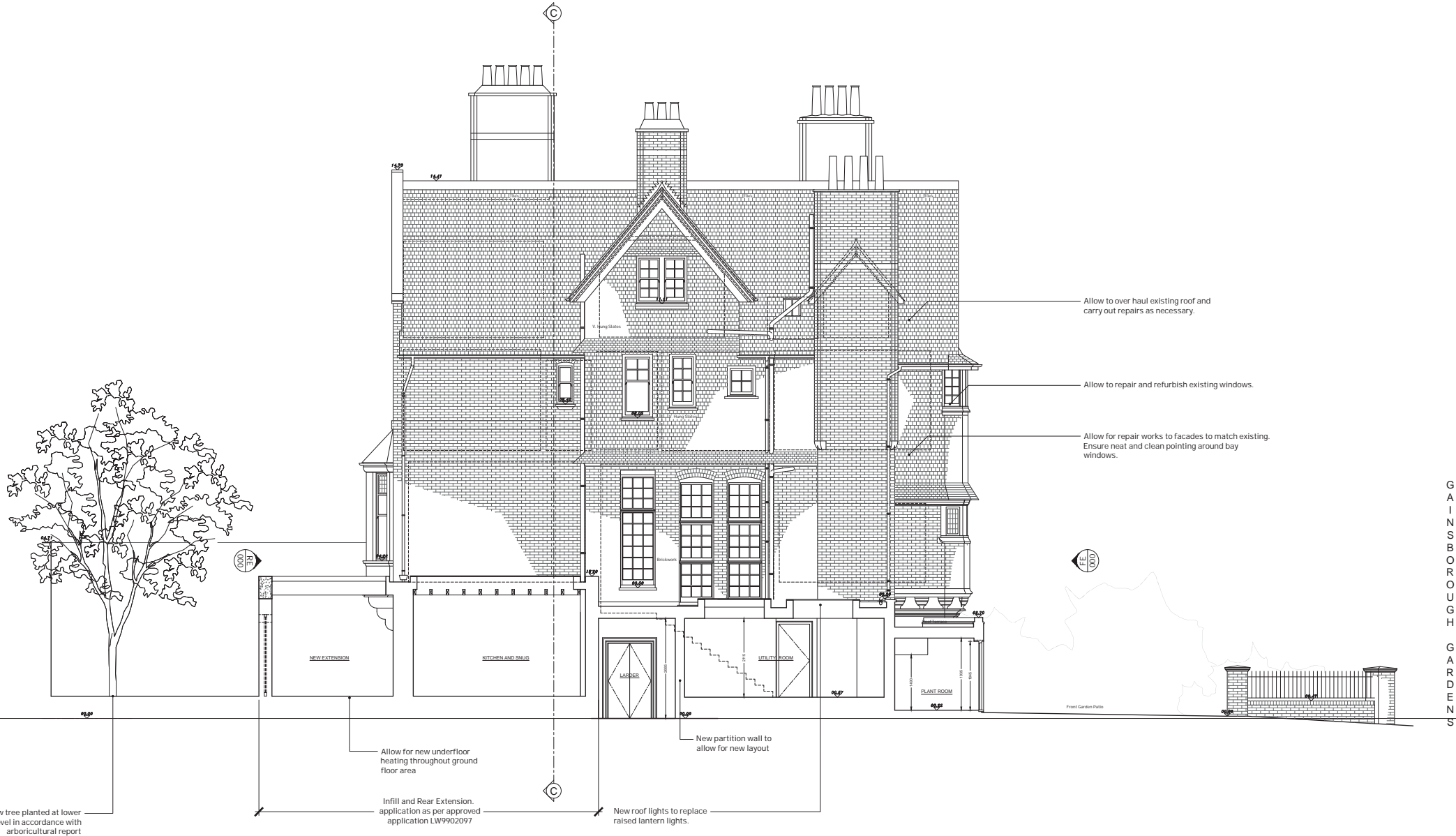
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 REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH GARDENS
 GA122 rev- PROPOSED SIDE ELEVATION

22080_ DRAWING STATUS_ Published 15/09/22

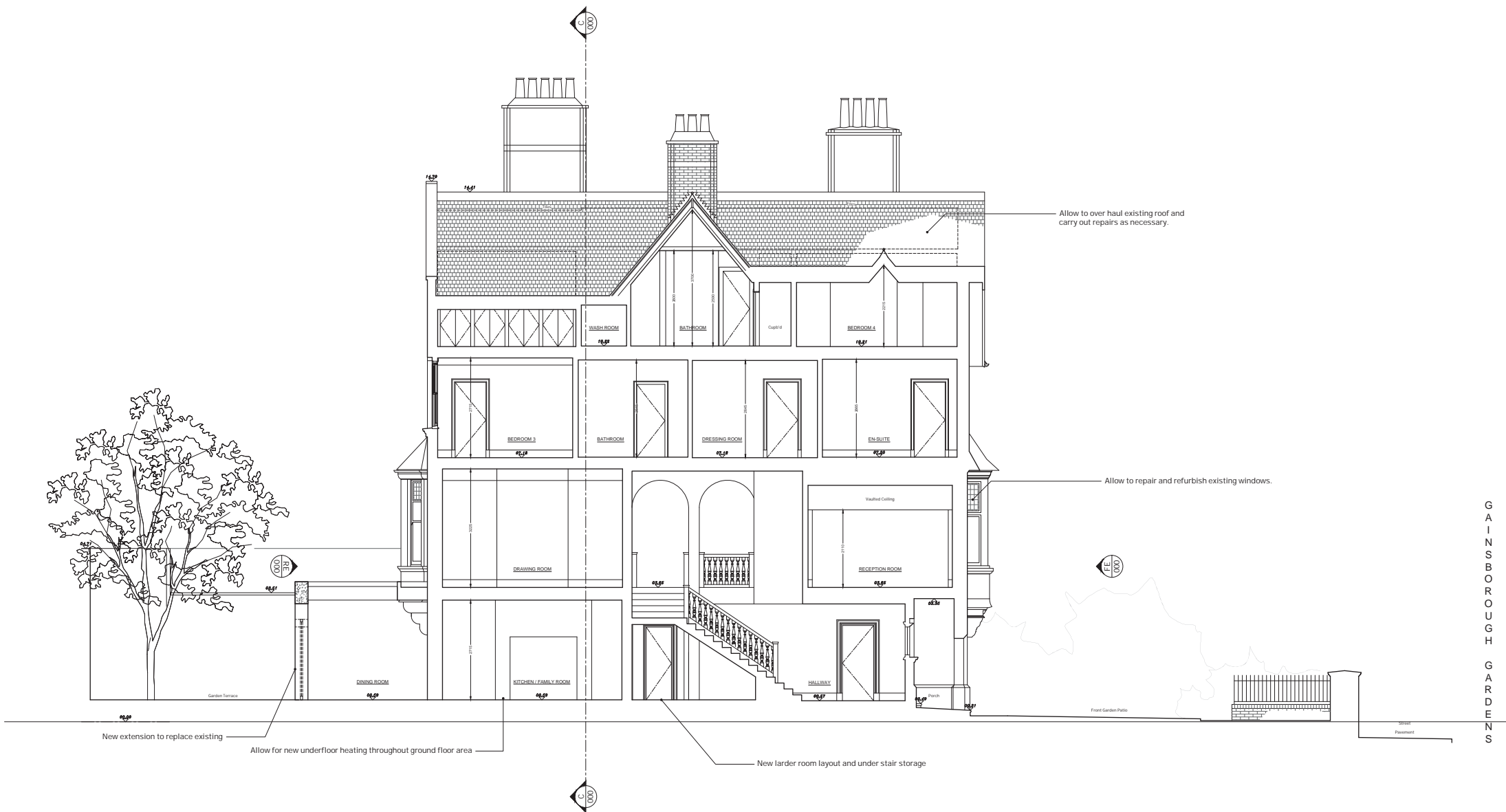


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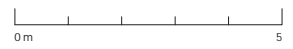
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REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH GARDENS
GA123 rev- PROPOSED SECTION AA

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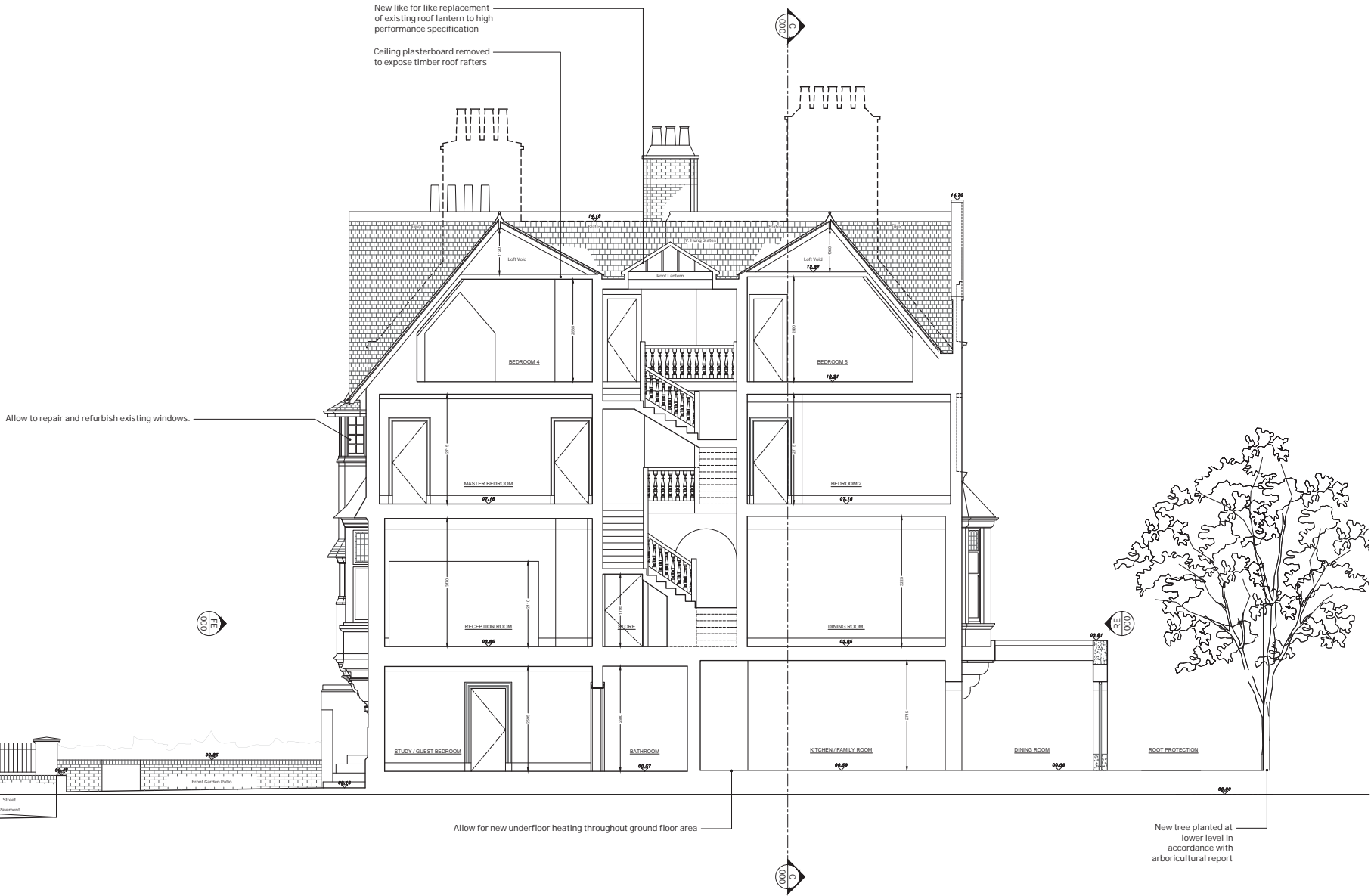
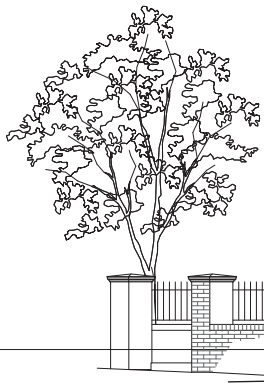
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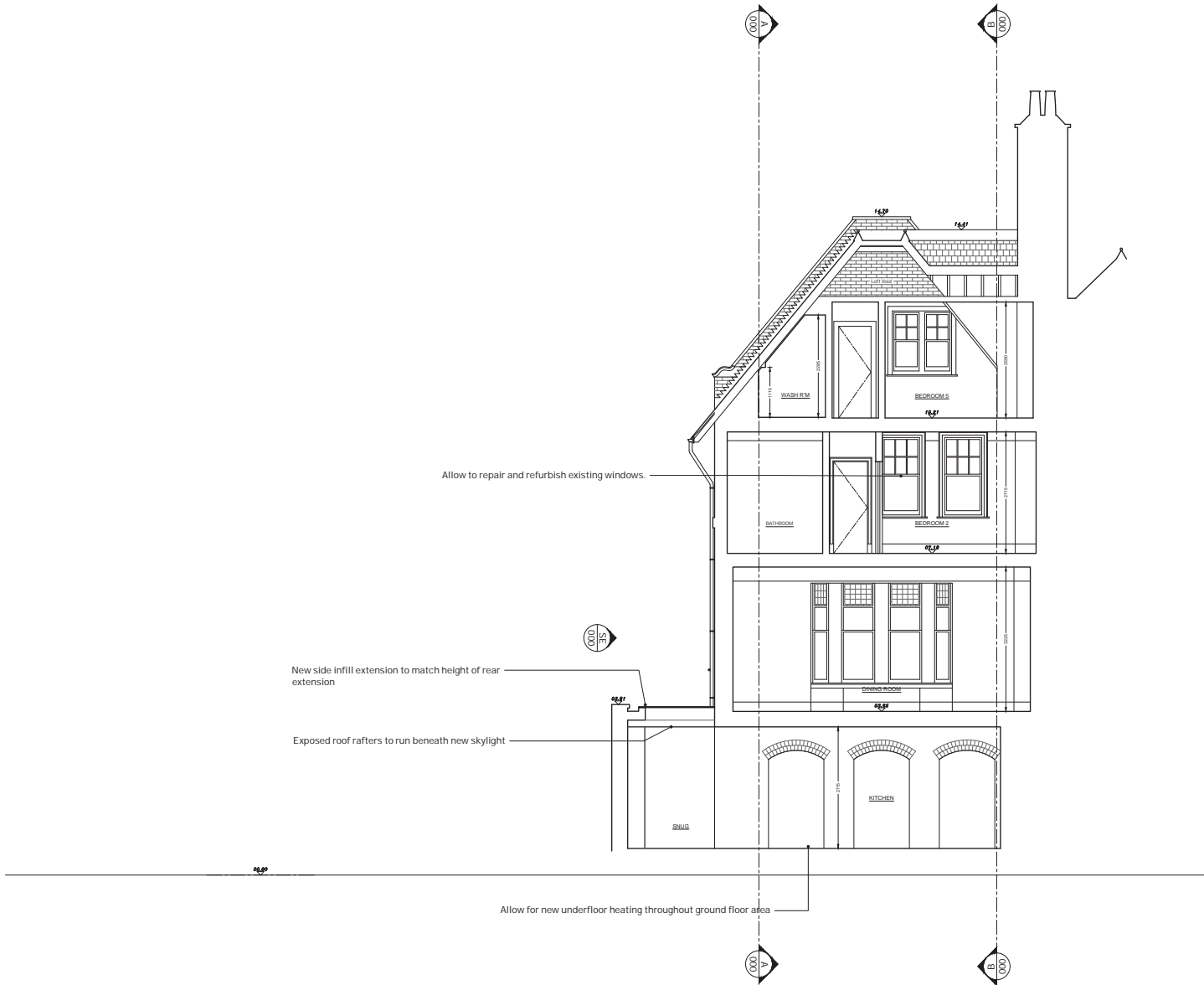
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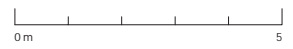




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 REV DATE DRAWN/CHK DESCRIPTION

GAINSBOROUGH GARDENS
 GA125 rev- PROPOSED SECTION CC

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