

Our Ref: ADB/JAG/5924

28 October 2022

Submitted to

5 Pancras Square
London
NC1 4AG

To whom it may concern,

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING PORTAL REF. 11643109
190A HAVERSTOCK HILL, LONDON, NW3 2AL**

HERITAGE STATEMENT

I refer to the submission of an application for the erection for the erection of new floodlighting for No.2 tennis courts (Planning Portal ref. 11643109) at the above address.

No element of the application site contains any buildings that are Listed, but the development site is within close proximity to a Grade II listed building to the west, the listing refers to Belsize Park Underground Station.

There are no other listings within the immediate area (as per the adopted Policies Map, Heritage Gateway or HER) that the proposed development could affect the setting of.

Setting/Heritage Assessment

The application site has experienced a number of applications for various alterations and additions to the facilities at the tennis club over recent years, including the erection of existing floodlighting to No.4 courts. As such the wider application site has experienced a range of alterations and changes, however retains the role of a functioning sporting and recreational facility set within a predominantly residential area.

The application site sits to the east of Belsize Park Underground Station, which is Grade II listed structure, having been listed on the 20 July 2011.

The reason for the listing of Belsize Park Underground Station as per the Historic England register (Ref.1401089) is:

“Belsize Park Underground Station is designated at Grade II for the following principal reasons: Architectural interest: a good example of a station designed by Leslie Green to serve the CC&HR, later the Northern Line, complete with boundary walls and railings, a unique feature at an Underground station. Interior: while altered, features of interest survive including tiling at lower levels. Historic interest: the Yerkes group of stations designed by Leslie Green illustrate a remarkable phase in the development of the capital's transport system, with the pioneering use of a strong and consistent corporate image; the characteristic ox-blood faience façades are instantly recognisable and count among the most iconic of London building types.”

The significance of the Listed underground station as per the listing, is the retention of a large amount of the original fabric of the building and the architectural interest of the station due to the designer and company responsible for the station's design and construction.

The listed station, whilst being located relatively close to the development site, is separated by the presence of a series of existing buildings and is therefore not visible from the development site. The proposed floodlight locations within the development site is not in direct line of sight from the station and enjoys a significant degree of separation. In addition, there are already a number of existing floodlights within the site. The proposed new floodlights will sit against the existing floodlights and will be consistent with the existing situation. It is considered therefore that the positioning of proposed floodlights within this location relative to the existing buildings will have a neutral impact on the significance of the Listed station which retains its value and its setting. Moreover, its character and setting is retained with the development not becoming a dominant feature to the detriment of the setting as the floodlights would be well contained within the site and screened from all views and is of a relatively modest scale.

Insofar as the setting and character of the Grade II listed underground station, the proposed new floodlighting and their setting is modest in scale, in keeping with the existing situation and is well screened from public view and the setting of the underground station. There is considerable screening between the listed building and the application proposal, which is not significantly different to the existing situation and as such there would be no direct line of sight from the underground station and the development site. The impact on the listed Belsize Park Underground Station is considered to be neutral and no harm is identified.

The proposed new floodlighting on courts 2 and 6 to the east of the listed underground station is significantly screened and shielded from the heritage asset by

existing buildings as well as being situated against existing floodlighting. As such it is considered that this proposal would not result in significant harm to the setting of a listed structure.

Yours sincerely

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