

## **Land to the rear of 9/9A Hampstead High Street, London, NW3 1PZ**

### **Heritage Statement in support of application for change of use from existing garage to studio, raising of the perimeter walls and alterations to fenestration**

*November 2022*

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#### **Introduction**

1. The application site lies within Hampstead Conservation Area and adjoins the Grade II listed building of 9 and 9A Hampstead High Street. Paragraph 194 of the NPPF states that applications for consent affecting heritage assets should be accompanied by a description of the significance of the heritage asset affected and their contribution to their setting of that significance. 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.
2. This Statement has been prepared in accordance with guidance contained in Section 16 of the National Planning Policy Framework and the Planning Practice Guidance: Conserving and Enhancing the Historic Environment. The Statement appraises the proposed change of use to the building and the associated alterations to the external appearance.

#### **The property and the heritage assets**

3. The existing property is a modern garage building, providing private off-street parking. It is not connected to any building or dwelling in the area in functional terms, and is a clear later infill of what is likely to have once been an open area to the rear of the Hampstead High Street buildings. There is a covered courtyard area to the rear of the property between the garage building and the main building of 9/9A, which lies outside the planning application site. Photographs of the application site and the vicinity are attached to the accompanying Planning and Design & Access Statement.
4. Hampstead Conservation Area covers a large area of the Borough based on the streets of the High Street, the Willoughby Road area and open spaces. The character is described in the Council's Conservation Area Statement (2001), and reference is made to the entrance to Old Brewery Mews from High Street, which passes beneath 9/9A Hampstead High Street.
5. Nos. 9/9A are listed Grade II, with the list description describing the front elevation and vehicle archway to the old brewery. The listing states that 1 and 2 Brewery Mews to the rear have been rebuilt and are not listed, and reads as follows:

*Hampstead Brewery building, now flats with shops to ground floor. Dated 1869. Darkened yellow stock brick with enriched brick floor cornices and stucco dressings. Shallow hipped slated roof with central slab chimney-stack and projecting eaves with stepped brick cornice. 4 storeys and cellars. 5 windows. No.9 at ground floor to left has an elaborate vehicle archway of pilasters with enriched capitals supporting brackets of barley sheaves and barrels flanking a segmental arch with keystone and shaped pediment with riband inscribed "Established 1720/Brewery/Rebuilt 1869". To*

*right, the original timber shopfront with round-cornered plate-glass window and colonnettes flanking a panelled door with round-cornered overlight; fascia and bracket. To left, fine late C19 shopfront with thick curly cast-iron columns and big frieze. Upper floors of 2-pane sashes. 1st floor windows have guttae drops, keystones and small scrolled pediments with balls; 2nd floor with keystones and bracketed sills with enriched cast-iron guards. INTERIOR: not inspected. The separate Nos 1 and 2 Brewery Mews at rear have been rebuilt and are not included in this listing.*

6. The significance of the conservation area as a heritage asset lies in the historic street pattern and open spaces of Hampstead, and the quality and variety of buildings fronting those areas. The significance of 9/9A High Street derives from the appearance and historic connection with the former brewery.

### **Appraisal of changes**

7. The proposed development would see a modest raising of the height of the perimeter walls to the existing garage and alterations to the fenestration of the building. These changes would represent an improvement to the appearance of the building through altering the existing functional garage design to a small workspace studio. The character of this small part of the Conservation Area would be enhanced.
8. The submitted drawings and cross sections show that there would not be any imposition on the listed building to the rear, with the window and elevation to that property unaffected. Similarly, the covered courtyard area to No. 9/9A would be unaffected by the proposed works. Hence, views of the listed building would be retained, and no direct effect on the fabric of that building. The setting of the listed building would thus also not be harmed.
9. The removal of a garage providing private off-street parking and the provision of an active use, with a workshop studio, would represent a further enhancement to the area by bringing in a more active use to the mews area.
10. Policy D2 of the Camden Local Plan 2017 requires heritage assets and their settings to be preserved or enhanced. The proposed works would be consistent with that policy objective. Hence, there would be no harm to the significance of the heritage assets; paragraph 018 of the PPG confirms that proposed development may have no impact on significance or may enhance significance.
11. The proposals thus satisfy the Camden Local Plan and the Conservation Area Statement, and the provisions of the NPPF.

*Leigh & Glennie Ltd  
6 All Souls Road, Ascot, SL5 9EA*