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**Design and Access Statement,
Heritage Statement**

12 New End, London NW3 1JA



February 2023

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Heritage Statement**

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12 New End is a statutorily listed Grade II early Georgian townhouse situated within the Hampstead Conservation Area in the Borough of Camden.

These documents have been prepared as a statement to accompany the Listed Building Consent and Planning Application for the proposed alterations to 12 New End.

The following documents are included:

- Design and Access Statement
- Heritage Significance and Heritage Impact Statement

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Design and Access Statement

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1. Outline Description of the Proposals

- 1.1 12 New End is a statutorily listed Grade 2 early 18th century town house within the Hampstead Conservation Area. It is three storeys plus basement and attic. It is central to a terrace of 3 similar town houses built in 1725. It has a typical plan layout, with a front and rear room and a rear staircase from the basement to the attic.
- 1.2 The Freehold of the property was purchased by the applicants in March 2012. The current owners and applicants are committed to carefully repairing and maintaining their listed family home.
- 1.3 This application seeks permission to make modest alterations to the basement, together with a small-scale rear closet extension, to amend the accommodation and enhance the dwelling. In addition, permission is sought for auxiliary accommodation in the form of a garden room.
- 1.4 The design proposals are heavily predicated on the basis that the building is a good example of early Georgian architecture, makes a major townscape contribution and is statutorily listed Grade II. 12 New End was built as, and will remain, a single residential unit forming a family house.
- 1.5 List of Proposed Alterations:
The scope of the work can be summarized in four categories as follows:
 - A New closet extension (see item 3.0)
Provision of an upper ground floor half landing rear closet extension to accommodate ambulant disabled toilet provision at 12 New End at principal entry level, over new lower ground floor store/porch.
 - B Basement alteration (see item 4.0)
Lower ground refurbishment to enhance kitchen and dining room provision. These works include: replacing kitchen and associated services; removal of existing inserted 20th century toilet; lowering the existing raised floor level to incorporate a new breathable insulated floor construction; installing underfloor heating and a stone floor finish throughout the basement area; upgrading of the under-pavement cellars.
 - C Revised lower ground floor elevation (see item 5)
Removal of 20th century bench construction and cement render to rear elevation. Removal of 20th century reproduction box sash windows and lower cills to create new door opening. Provision of 2 no glazed timber doors to provide direct access from the lower ground floor kitchen/dining area to the rear terrace and garden.
 - D Garden Room and landscape (see item 6)
Refashioning of garden landscaping and creation of a new garden room, providing ancillary accommodation to the main house for use as home office/gym/playroom.
- 1.6 The design intention of the proposed limited alterations listed above are to enhance and update the accommodation for 21st century family living. The aim is to re-establish the early plan form of the basement by forming a larger kitchen in the lower ground floor front room, with a more distinct secondary dining space in the basement rear room that is related to the garden. The proposals also include modest improvements to the thermal technical performance of the building fabric, while ensuring that the loss of historic material is reduced to a minimum. The conservation of the building and its fabric has been the primary objective underlying the design proposals in this application.

2.0 Consideration of Planning Policy, Guidelines and Pre-App advice

2.1 Planning context

This section should be read in the context of the previous planning and listed building consent applications as listed in Appendix B.

12 New End is a statutorily listed Grade 2 early 18th century town house within the Hampstead Conservation Area.

2.2 The proposals have taken into consideration the below listed national and local planning policy/guidelines, together with the Historic England Good Practice Advice notes (GPAs), Historic England Advice Notes and particular guidelines for conserving Georgian and Victorian terraced housing.

- **National Planning Policy Framework 2021**
Chapter 16. Conserving and enhancing the historic environment: Paragraphs 189 to 208.
- **CPG Amenity - Camden Council January 2021**
 - Section 2 Overlooking, Privacy and Outlook (incl. 2.1, 2.3, Separation Between Buildings, 2.6, Outlook 2.13 – 2.15, Mitigation Measures 2.7 – 2.10,
 - Section 3 Daylight and Sunlight
 - Section 4 Artificial light (incl. 4.2, 4.4 and 4.10 Light pollution)
- **CPG Home Improvements - Camden Council January 2021**
 - Key Principles (Home, Sustainability, Neighbours, Community) - pp 16-32
 - Home Improvements Section 5. Gardens (incl. 5.1 Landscaping, 5.2 Front, Rear & Side Gardens & 5.5 Outbuildings)
 - Home Improvements Section 1. Materials
 - Home Improvements Section 2. Extensions (incl. 2.1 Ground Extensions Rear)
 - Home Improvements Section 3. External Alterations (incl. 3.1 Windows and doors, 3.2 Walls, 3.3 External pipework)
- **Hampstead Conservation Area Statement – October 2001.**
 - (Incl: Hampstead Conservation Area Streetscape Audit)
- **Conserving Georgian and Victorian terraced housing: A Guide to managing Change.**
Swindon. Historic England 2020
 - Paragraphs: 3.1.4 (Kitchens and service rooms), 3.2.1 (Roofs) & 3.3 (Extensions)
- **The Historic Environment in Local Plans (GPA Note 1)** - Historic England. 2015
- **Managing Significance in Decision-Taking in the Historic Environment (GPA Note 2)** - Historic England. 2015
- **The Setting of Heritage Assets Historic Environment (GPA Planning Note 3)** - Historic England. 2nd Ed. 2017
- **Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency** - Historic England. 2018
- **Listed Building Consent Historic England Advice Note 16** - Historic England. 2021

2.3 Pre-Application advice

Pre-application advice was sought for design proposals prepared by Crawford Architects (ref: 2021/1591/PRE - date: 08th June 2021), dated 1st April 2021. Our proposals have been adjusted and modified in response to that advice.

See comments and tabulated response to the Pre-App advice below:

2.3.1 The Pre-App advice asserts:

"The house is a town house of 1725 – a remarkably early date of construction for a building in Camden. One of a terrace of three, including 10 and 14, it is said to have been refaced in the 19th century. It was listed at grade II just three years into the listing scheme, in 1950, and this early listing underlines its considerable special interest. Unlike its neighbours, it has retained its unaltered, flat rear elevation. This means that it is considered a valuable survival, where the others have been harmed by rear extensions. It makes a positive contribution to the Hampstead Conservation Area."

We recognise that 12 New End is an extraordinary survival of any early 18th town house. It is statutory listed grade 2 to protect its unique character and quality. The house, along with the two adjoining properties, 10 and 14 New End, form a small terrace of similar buildings that make a positive contribution to the Conservation Area. The proposal with this application has been carefully prepared with the unique and special quality of this early London town house in mind.

2.3.2 We do, however, question the assertion of the Pre-App statement that 12 New End has retained its unaltered flat rear elevation. Our research has discovered that the rear of 12 New End has, in the past, had at least a single storey rear extension (see Appendix C – Historic Mapping Analysis). The lower ground floor has two late 20th century 6 over 6 box sash windows and a late 19th century rear door. The apron to window WB04 has been rebuilt and the reveal openings modified in the 19th century. There is a 20th century rendered bench construction to the rear face of the building, and the rear wall of the building from garden level to entrance floor level has been cement rendered.

2.3.3 It is clear that the rear to 12 New End is far from unaltered, nor is all its fabric historic. The proposals within this application have been prepared as a result of a careful inspection and study of the building, and in order to conserve its special interest, while seeking to adapt the building to suit contemporary living and thus ensure its long-term future suitability and sustainability as a family home. The Heritage Statement (items 10.5 and 12.6.3) below contains a comprehensive assessment of the significance and impact of the proposals within this application on the rear elevation of the building.

Proposed Garden Room Pre-App Comments and Response					
Issue	Description of Proposal at Pre-App	Pre-App comment	Responses to Pre-App by the current scheme	See Drawings	Conclusion/comment
Form of garden room building	Garden Studio across rear of garden	This is proposed to fill the full width of the plot, and it squarely faces the back of the terrace of listed buildings.	The revised proposal has turned the garden room through 90 degrees. It now occupies approx. 1/3 of the width of the garden and therefore reveals the full extent of the garden and has less impact on the listed building.	Sk08 Sk15A Sk17A	The new location and origination of the Garden Room reduces the impact on the listed building and conservation area
Garden landscape proposals	Garden/landscape simple rectangular lawn, removed existing trees and edge planting	The existing landscaping is shown as cleared away and laid to lawn. This will enhance the prominence of the proposed studio.	The landscape proposal has been softened. The existing trees will be retained. The large existing paved area is removed and replaced with lawn and planting to the rear southern end of the garden. This will enhance the biodiversity and habitats created within the garden and make a softer landscape.	Su11 Sk08 Sk17A	The new proposals will reduce the prominence of the proposed Garden Room (See image drawing Sk17A and garden existing and proposed plan drawings Su11 and Sk08)
General observations on the character of garden rooms.	The proposal at Pre-App the Garden Room, as a simple modern form, with glazed front facing the listed building.	Garden Studios are substantial and uncharacteristic structures, often heavily glazed. They may be considered not to preserve or enhance conservation areas, particularly where they are within the setting of listed buildings. Camden Planning Guidance 2021 states: <i>"Planning permission is unlikely to be granted for development, whether in the form of extensions, conservatories, garden studios, basements or new development which significantly erode the character of existing garden spaces and their function in providing wildlife habitat."</i>	<p>The dimension of the Garden Room has been reduced and the form revised to become more recognisable as a traditional garden building.</p> <p>The proposed glazing has been reduced, is behind external timber shutters/doors that generally will be closed. There are no roof lights.</p>	Sk15A Sk17A	<p>The current Garden Room proposals are intentionally subservient in form, orientation, and materiality to evoke traditional garden-like buildings and structures. The proposals are intended to enhance the garden's character. The garden landscape design has been carefully considered to protect ecological diversity and encourage a variety of wildlife habitats.</p> <p>We suggest that the proposals in this application comply with Planning Guidance.</p>
Observation about garden buildings	The proposals at Pre-App were for the Garden Room as a simple modern box with a green roof. The materials and form were Modernist in form and character	To belong in a traditional garden environment, garden buildings need to be humble and shed like.	The proposed Garden Room has been carefully redesigned in response to the Pre- App advice. It is intentionally shed like, with a pitched roof with timber shingles, an eaves overhang, without gutters, and the walls are clad in timber weatherboarding. The proposal is to create a shed like form, with appropriate materials to reinforce the shed character of the Garden Room.	Sk17A	In response to the Pre-App advice, the proposal is for a garden building that has a traditional shed like character.

Use of garden rooms and glazing	Glazed front facing the listed building.	The use to which a Garden Studio might be put means that it is likely be used after dark, and so to be lit up at times when the depths of the garden should be dark. In conjunction with this, garden studios are generally extensively glazed and so are considered to have little place in a garden in a conservation area, let alone in proximity to listed buildings. Here, the proposed garden building is shown with substantial roof lights, which can only exacerbate these issues	The orientation of the proposed Garden Room reduces its impact on the listed building. The glazed areas have been reduced. The proposed east elevation side glazing will be covered with shutters with weather boarding, transformed into louvres to reduce the emission of light from the new garden room when in use after dark. There are no proposed roof lights. The gable end of the garden room, facing the house, has a window which will be covered with a pair of external weatherboarded doors. These, along with the shutters, will be closed at night and when the building is not in use. The doors and shutters increase privacy, improving both security and the thermal performance of the garden building. Doors and shutters can be opened on summer days to increase both ventilation and natural light and link the room with the garden spaces.	Sk08 Sk15A Sk17A	The proposed use of the Garden Room is primarily as a gym and playroom or home office. While there might be some use later in the day and in the early evening, these are unlikely to be night-time activities. The shutter and doors and solid roof will considerably reduce the impact of glazing and emission of light from the building. This helps conserve the night-time character of the garden and conservation area.
Landscape and garden design		The proposed Garden Studio would measure approximately 18.5sqM, which is considered to retain sufficient garden space; however, it is noted that the proposed landscaping would result in more than half of the garden being hard landscaped. Although the outbuilding would feature a green roof which would partly ameliorate this, it is suggested that the extent of hard landscaping is reduced.	The proposed Garden Room in this application is considerably smaller than that shown Pre-App (approx. 14.5sqM), so therefore sufficient garden space is retained. The remaining garden has been redesigned with considerably reduced hard landscaping and a much larger soft garden area, comprising of lawn, planting, bushes, and soft ground cover, and retaining the existing trees and bushes. This application reduces the amount of hard garden landscape area (see existing and proposed plans Su11 and Sk08)	Su11 Sk08	The Garden Room and the landscaping has been designed to increase the soft area of the garden and retain and conserve the garden quality.
Trees and bushes		The proposals would necessitate the removal of a number of trees from the rear garden. As such, you will need to provide a Tree survey and Arboricultural	The proposal in this application retains the existing garden trees. Larger bushes to the rear of the garden, along the boundary to the east will also be retained. The new Garden Room is a lightweight design. It has a timber structure with low impact mini screw bore foundations to minimize the building impact on roots or adjoining garden walls.	Su11 Sk08	There are no proposals in the application to remove trees. The bushes and the mature nature of the garden will be retained as much as possible. The Garden Room has been designed to be built in a light construction, with limited impact on the ground and subsoil or existing trees.

Proposed Internal Alterations Pre-App Comments and Response					
Issues	Description of Proposal at Pre-App	Pre app comment	Responses to Pre-App by the current scheme	See Drawings	Conclusion/comment
Kitchen location	Kitchen moved to rear room	Internally, the applicant wishes to move the kitchen from the front of the lower-ground floor to the rear. This in itself is likely to be able to be done without harm, so would not be resisted.	Kitchen to be retained in the front room and will have no detrimental impact (see existing and proposed lower ground floor plans)	Su01A Sk03	
Staircase works	The Pre-App proposal includes extensive alterations to the staircase area	<p>The drawings show the staircase to the lower-ground floor replaced with a modern one, entered through a glass screen. This aspect of the scheme is more questionable, depending on the exact nature of the staircase to be replaced.</p> <p>It is proposed partially to demolish the wall of the stair compartment to create an open-plan space. This would cause the stair compartment and the basement to bleed into one another, so would be harmful to plan form and would be resisted.</p> <p>Since it is the demolition of the stair compartment wall that is producing the requirement for demolishing, replacing, and glazing the staircase, it is doubly unwelcome. Demolition of a staircase is notifiable to Historic England.</p>	The proposal in this application proposes no changes to the staircase area or the rear basement adjoining space. The rear room and staircase are retained in the existing form. The existing staircase, which is 18 th century fabric, will be retained and repaired (see existing Su01 and proposed plans Sk27)	Su01A Sk27	<p>The proposals in this application have been designed to reduce impact on the historic building to minimise the impact on the staircase area.</p> <p>For discussion of the impact of a new closet to the rear elevation, see Heritage Statement item 12.6.3 below.</p>
WC	The Pre-App proposed a new WC in a closet extension to the rear at half landing	The demolition of the lavatory would allow partial reinstatement of the spine wall, so would not be harmful in itself. However, again, this demolition would trigger harmful additional works, namely the reprovision of this lavatory in a new room projecting backwards off the half landing.	<p>The proposal in this application in retain the proposal to move the WC to the half landing (see drawings Sk27 and Sk04</p> <p>It is noted that removal of the current WC, which is 20th century fabric, is not harmful. It will allow the reconstruction of the early floor plan.</p> <p>The new WC will be closer to an ambulant disabled compliant arrangement, and at a level three steps lower than the principal entrance level, so will be more suitable for more inclusive use of the house.</p>	Su01A Su02A Sk04 Sk27	For discussion of the impact of a new closet on the rear elevation, see Heritage Statement item 12.6.3 below.
Staircase half landing panelling	Proposed entrance to WC in new closet off half	Here, it is proposed to penetrate the panelling and the wall behind it to create the doorway to the extension. The loss of	The proposal in this application is to modify the half landing panelling and boarding to create a jib door (see drawing).	Sk18	The alteration of the plan form to establish a rear closet is discussed in the Heritage Statement item 12.0

	landing	this fabric and alteration to plan form are very likely to be unacceptable.	The jib door will utilise the existing material, and as a result will retain as much historic fabric as possible and limit any visual harm to the continuity of the stairwell fabric from the entrance level to basement.		below.
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Proposed External Design Pre-App advice, Comments, and Response					
Issues	Description of Proposal at Pre-app	Pre app comment	Responses to pre-app by the current scheme	See Drawings	Conclusion/comment
Full width rear extension	The Pre-App proposals include a full width extension	Externally, there are two aspects to the scheme. Firstly, there is a full-width, part-two-storey 1.5m deep rear extension. This would entail the demolition of two windows and the brickwork between and around them to create a large opening into the proposed extension. On the half landing above, an opening would be formed into the upper section of the extension, which would contain the reprovided lavatory. While a part-width single-storey rear extension was thought possibly to be in keeping, the full-width extension would not be subservient and would not be supported. As noted above, the proposal would also be harmful to plan form internally, with the lower-ground-floor of the house merging into the new space. Given that the full-width extension is considered unacceptable in principle, there is no need to discuss its design in detail, other than to say that it is considered inappropriate for the setting.	The proposal in this application omits the full width rear extension. The proposal shows a two-storey closet extension, which is the width of the stairwell and contains the proposed half landing WC (see proposed plans and elevations Sk27, Sk04 Sk22). The proposed rear closet is a distinct addition entered only from the half landing via a jib door. The proposals now avoid any of the harmful impact on the plan form of the house. The proposal in this application for a 2 - storey closet extension is tower-like in form limited to approximately 1/3 of the elevation related to the staircase. The detailed design of the proposed closet has been carefully considered and will be traditional brick construction with a single small scale timber casement window to the rear with a parapet concealing a flat lead covered roof.	Sk08 Sk04 Sk22 Sk27	The proposed rear closet extension in this application will have no harmful impact on the plan form of the building. Nor do the proposals entail the demolition of the rear lower rear ground floor basement brickwork. See discussion below regarding Historic England guidance on rear closet extension item 12.5 See below discussion in heritage statement item 12.6.3 and 12.7 regarding the impact of the proposals and public benefit
Two storey closet	The Pre-App proposals include the single storey	The neighbouring two-storey addition has been cited as a possible precedent for height. This extension dates from 2010	The application includes a 2-storey rear extension the width of stairwell covering approx. 1/3 of the width of the rear	Su08 Sk22	Note: see item 6 in this DA statement The adjoining two building both have rear closet extension of similar width to

	<p>element of the full width rear extension with a part width 2 storey closet</p>	<p>(2010/2976/P) so pre-dates the NPPF, which, as discussed above, introduced an expectation of harm being outweighed by public benefit. Crucially, that extension replaced a pre-existing rear extension, whereas the host building retains its original flat back.</p> <p>No records seem to exist for the three-storey rear extension at 10, suggesting that it might pre-date the planning system or be unauthorised.</p> <p>The proposed design of the two-storey element is unusual in apparently having a sloping roof made of brickwork. In this context, a traditional material (on a lower structure) might be more appropriate. Again, the design of the fenestration is uncompromisingly modern, and a more traditional treatment should be considered.</p>	<p>elevation.</p> <p>The proposed design of the two-storey extension form is a tower with parapet wall and flat lead roof. It is traditional brick construction with a single small scale timber casement window to the rear.</p>	<p>the proposed closet extension. The closet will provide service space without affecting the main rooms of the house and will contain an ambulant disabled WC close to the principal entrance floor level of the house. It is an appropriately scaled intervention, similar to the two adjoining buildings. It is a fitting and adaptive change to a historic building that will facilitate contemporary living and expectations in a considered manner.</p> <p>See discussion below regarding Historic England guidance on rear closet extension to Georgian buildings Item 12.5.</p> <p>See below discussion in Heritage Statement item 12.6.3 regarding the impact of the proposals and public benefit 12.7 and 12.8</p>
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3.0 Rear Closet

3.1 Pre-App advice on the rear closet.

The rear closet of nos. 10 and 14 are typical of the development pattern of Georgian town houses. Closet extensions to the rear of 18th century properties are often 19th century, and of traditional humble design and materials. The development of London town houses in this way, to accommodate service accommodation, without affecting the principal spaces of the house, is well documented. Historic England guidance discusses the rear closet and its nature at some length (see item 12.5 below). Rear closets became common element of the ‘backs’ or garden facades of Georgian town houses. As such, rear closets to early town houses are ubiquitous and are closely identified with service spaces and rears of buildings. Therefore, the assertion in the Pre-App advice that the closets to nos. 10 and 14 are harmful, is questionable. The closets to nos. 10 and 14 New End are within the ‘canon’ of closet extensions, and as such, can be described as making a positive contribution to the conservation area. It can therefore be reasonably argued that closet extensions are neutral in the harm caused to the properties.

3.2 The Pre-App advice sets out the fact that the closets to nos.10 and 14 New End are not a precedence for a similar extension to 12 New End, - the planning principal being that these two buildings have extant early closet extensions. However, it is incorrect to assert that the lack of an existing closet extension at 12 New End somehow heightens the value of the existing flat façade of that building, especially when its historic fabric is compromised (see item 2.3.2 above). In the context of managing change to ensure long-term viability, while providing an appropriate accommodation for lifetime use of the building as a family home, a small closet to accommodate service accommodation similar to nos.10 and 14 New End is arguably the only acceptable addition to the building.

3.3 The proposed design of the two-storey rear closet has considered both the current Historic England guidelines and Hampstead Conservation Area Statement 2001 guidelines (refer also to relevant Camden Council CPG advice). The extracted passages below from HEAG277 Conserving Georgian and Victorian Terraced Housing notes the historical precedent:

‘to place service or rooms for ancillary functions out of sight and distinct from the main living area of the house.’

Those guidelines support the argument that the addition of the closet extension constitutes at least a neutral impact on the rear elevation regarding historic scale, materiality, and context.

The rear of a Georgian terrace is generally easier to alter without compromising architectural integrity. Extensions are therefore often later than the main range or have been substantially altered over the years to accommodate improvements in sanitation and comfort.

“After the middle of the 19th century the back extension became more regular, often two-storeyed, and the use of basements declined, with the kitchen and sculleries now being placed on the ground floor at the rear. The rear extension also became more consistent in plan in the interests of economy.”

(HEAG277 Paragraph 3.1.4 (pp 11-13))

“Later Georgian and Regency terraced houses have often had their rear yards infilled with a variety of additions and in medium sized Georgian houses there was often a basement level rear extension with a single storey ‘back room’ above at ground floor
“(HEAG277 Paragraph 3.3 (p-16)).

Furthermore, Historic England Advice Note 2, Making Changes to Heritage Assets (Historic England, 2016, Addition and Alteration General Points item 41) states:

The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of

materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability, and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

3.4 The proposed rear closet

The proposed rear closet extension has also been redesigned to also respond to the Pre-App comment:

"The proposed design of the two-storey element is unusual in apparently having a sloping roof made of brickwork. In this context, a traditional material (on a lower structure) might be more appropriate. Again, the design of the fenestration is uncompromisingly modern, and a more traditional treatment should be considered".

In this application, we have proposed that the rear elevation of 12 New End has a new two storey closet that would be in keeping with both nos.10 and 14 New End and accommodate a WC for ambulant disabled use as close as possible to the principal entrance level of the building, extending the building's ability to adapt to improve accessibility for people with limited mobility.

The proposal for a 2-storey rear closet at 12 New End has been carefully considered. The proposal accords with the guidance from Historic England, as set out above, in terms of

".... height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces..... and treatment of setting."

The design of the proposed rear closet extension has responded to the Pre-App advice and guidance and has been modified. It now comprises of a tower like addition made of brick to match the adjacent brickwork with a parapet and flat roof. It will be constructed such as to have a minimal impact on the retained rear wall surface and brickwork and will have butt movement joints where it connects to the main house (see drawings Sk18 and Sk22). The upper structure is supported independently from the garden wall on a steel frame to reduce below ground works or damage to the historic fabric.

The assessment in the Heritage Statement below (see Item 10.5 and 12.6.3) discusses the significance and impact of the proposed 2 story rear closet extension on the historic asset and discusses the implication of Pre-App observations and comments regarding the NPPF.

4.0 Lower ground floor and rear elevation alterations

- 4.1 The proposed lower ground refurbishment is aiming to enhance the kitchen and dining room provision. These works include: replacing kitchen and associated services; the removal of existing inserted 20th century toilet; lowering the existing raised floor level to incorporate a new breathable insulated floor construction, with underfloor heating and a stone floor finish throughout the basement area; the upgrading of the under-pavement cellars and the replacement of the lower basement concrete floor.
- 4.2 The Pre-App advice on the previously proposed internal repairs has been carefully considered and the tabulated response to the Pre-App advice is detailed in item 2.3 above. The Pre-App advice has informed the design of the current application proposal. The proposal in this application is predicated on the principle that the former lower ground floor plan, comprising of a simple front and rear room, should be reinforced and reinstated.
- 4.3 The front lower ground floor room
The proposal drawings (see existing and proposed plans Su01A and Sk27 and Haven Interiors kitchen plans NE250 and NE251) show the proposal to remove the inserted late 20th century WC in the front lower ground floor room. The proposal is to reform the front room, with the residual form of the corridor established by cupboards and a lobby along the party wall between the spine wall and basement access to the front lightwell. The existing WC door opening in the spine wall will become the entry point to the front basement room. The front room will remain the kitchen, which is the existing use of the room. All services and principal fittings will remain in their current location to avoid further harm to the existing fabric of the building, and the new kitchen will be of a contemporary design (see Haven Interiors kitchen plans NE250 and NE251)
- 4.4 The rear lower ground floor room
The proposal is that this will become a breakfast/dining room, reflecting contemporary family life, and link, via the existing opening in the spine wall, to the kitchen, that has become the social hub to the household. The rear room will be more relaxed in its character and will relate to the garden via two new doors, giving direct access to the terrace (see below Item 5.0 - rear elevation works). The opening in the existing opening in the spine wall will be modified by the insertion of light joinery elements to help distinguish between the two spaces. These joinery elements will be adaptable and contain shutters to separate the two spaces and help distinguish their character. The existing opening in the chimneybreast will be modified and a fireplace opening, with a simple Portland stone surround, will be reconstructed (see drawing Sk30).
- 4.5 Other proposed works
The proposals include:
- the removal of the applied 20th century ceramic floor finish and added screed to the concrete sub-floor
 - the breaking up of the concrete sub structure and replacement with 'Glapor' insulation and a 'Limecrete' moisture permeable floor construction (see detail drawings Sk31), with underfloor heating in a lime screed and stone floor finish at the original floor level
 - the repair of the staircase and other joinery. As the current applied floor finishes have increased the floor construction by approx. 75mm, and as a result damaged the bottom of the staircase spandrel panels and doors, these elements will be repaired and reinstated
 - the replacement of the plasterboard ceiling, including the repair of the exposed floor structure, installation of sound insulation in the floor void, and reconstruction of the riven chestnut lath and lime plaster ceiling
 - the removal of ceiling downlights and installation of new kitchen lighting (see Haven Interior drawings NE2501 and NE251)

5.0 Alterations to lower ground floor elevation

- 5.1 The proposed alterations to the lower ground rear elevation can be described as:
- the removal of the 20th century bench construction, which is formed of thermal blockwork with painted cement render finish
 - the removal of the cement render from the rear elevation, and repair of the damaged brick elevation
 - the removal of 20th century reproduction box sash windows WB03 and WB04
 - the removal of the window cills and apron under the window opening to create new door openings
 - the provision of 2 no. double-glazed timber doors to provide direct access from the lower ground floor rear dining room to the rear terrace and garden
- 5.2 The rear windows are 20th century reproduction 6 over 6 ovolo moulded box sashes. There are no internal linings. The apron below the windows is 225mm brickwork. Window WB04 has previously been modified, as is evidenced by the yellow stock brick reveals that had previously formed a door opening. The apron below this window has, at some point in the 20th century, been reconstructed as can be seen from the image 01 below

The proposed timber doors and frame will be half glazed, have ovolo mouldings, glazing bars and a flush moulded flush panel at the bottom. The door opening will have internal shutter linings and shutter box as shown on the detail drawing Sk30 and Sk31. These doors and frames will be in the modified existing window openings and have stone sub-cills at the threshold. An assessment of the impact of the proposed alterations on the lower rear elevation has been made in the Heritage Statement.



Image 01: Photograph showing WB04 alterations

6.0 Garden room and landscape proposal

- 6.1 The proposals in this application for the garden landscaping, and creation of a new garden room, providing ancillary accommodation to the main house for use as home office/gym/playroom, has been extensively revised from the Pre-App submission. See comment and tabulated response to the Pre-App advice in item 2.3 above.
- 6.2 The design principle adopted for the garden room and landscape within this application, has been to create a softer landscape, retaining the existing trees and bushes, and soft borders to create a small-scale biodiverse garden that encourages local wildlife related to a “garden bothy”.

The Garden Room has been designed to appear like a humble shed or ‘garden bothy’ at the end of the garden, as suggested in the Pre-App advice. (see image 02) The Garden Room, not unlike a potting shed or bothy in character, is a common feature of town house gardens and typical of garden structures, and as such will be more like garden sheds found within the gardens in the Hampstead Conservation Area (see drawings Sk15A and Sk17A for illustration of the current proposals).

The proposed Garden Room has a timber frame structure with a mini bore pile foundation, to minimise its impact on the ground. It has a pitched roof and gable end towards the rear of the staircase area of the main house. This arrangement reveals, to the main rooms of the house, the greater depth of the garden. It is proposed that the Garden Room will have a larch shingle roof covering and weatherboarded sides and will appear rustic in character. The windows will be covered with external doors and shutters so that the room can retain its privacy. The external doors and shutters will be closed at night to reduce light pollution and improve the building’s thermal performance. This will reinforce and retain a sense of a traditional garden structure, while limiting the impact of the new Garden Room on the character of the back gardens in the conservation area.

- 6.3 The landscape design has been altered to accord with the Pre-App advice, see tabulated response in item 2.3 above. The trees have been retained and lawn area softened and extended with current hard landscaping removed (see existing and proposed plan drawings Su11 and Sk08). The rear of the garden bushes and the fig tree to the eastern boundary wall with 10 New End will be retained. The west boundary wall with 14 New End is approximately 2.1M high and the proposed Garden Room, with eaves at approximately the same height as the wall, has been located close to this boundary, as it aligns with the staircase area of main house. The deeper rear garden therefore relates more to the ‘principal room’ side of the house and the garden room will look out onto the planted garden area.



Image 02: View of proposed ‘humble and shed like’ garden room from terrace

7.0 Sunlight study and impact on adjoining buildings

7.1 Impact on adjoining properties

We note that the Pre-App advice (for a much larger scheme than the proposal within this application), concludes that:

“Due to the limited depth of the proposed rear extension, it is unlikely to harm the amenities of the neighbouring properties by way of loss of daylight, or outlook.

Camden planning guidance recommends a minimum distance of 18m between directly overlooking neighbouring windows. Although the proposed outbuilding would be approximately 11m from the neighbouring rear windows, the existing boundary treatment and vegetation would appear to sufficiently shield views into neighbouring windows to prevent harmful overlooking of neighbouring windows”.

The rear closet extension remains limited in depth in its projection from the rear of the house to 1.5M as shown in the Pre-App submission.

The garden room outbuilding is now smaller than the Pre-App submission. It is turned through 90 degrees and presents a gable to the rear of the house, which is now shown on the plan at a distance of approximately 12.0M from the neighbouring windows. The proposal in this application also includes the retention of the significant tree in the centre of the garden. It is noted that the Pre-App advice states that the boundary wall and vegetation sufficiently shield any possible views into neighbouring windows and prevent harmful overlooking.

The proposal within this application will therefore have no impact on the adjoining properties or their amenity

7.2 Sunlight study

Our drawings Sk25 and Sk26 show views extracted from 3D modelling assessing daylight/sunlight for the Summer and Winter Solstices. The model viewpoint was set up to the left of the grade 2 listed 1898 boiler house chimney to view the entire listed terrace comprising nos. 10 – 14 New End.

The modelling of the proposed alterations focused on the period just before morning sun hits the rear elevations of 10-14 New End (around 9.00am), until after midday, when the proposed alterations would no longer cast a shadow onto the adjoining property. In each instance, the modelling compares the existing condition with that of the proposed alterations.

From our Summer Solstice study (Sk25) it is apparent that the proposed 12 New End closet extension would cast a shadow affecting the sunlight entering no.10 New End's lower ground windows from 09.30am for approximately 1 hour, after which time it will partially impact on the direct sunlight on the nearest window from 10.30am to 11.30am. It will not affect the daylight component.

By comparison, the Winter Solstice study (Sk26) reveals the proposed closet extension casting shadow and affecting direct sunlight entering across half of the nearest window to no.10 New End lower ground window between 09.30am and 10.30am. What is also apparent from modelling the existing condition during that same timeframe on the 21st of December is that the low level of sun means that window is already in the shadow from the existing garden boundary wall between no. 10 and no. 12 New End.

In all our studies, the established relatively dense landscape to the rear gardens has not been modelled but would certainly impact to varying degrees on the daylight/sunlight levels.

8.0 Access proposals

Pedestrian and vehicular access to the house will remain as the existing arrangement.

The house is entered from the back edge of pavement via front steps, as is common with this type of property, and the proposals do not alter this arrangement.

However, the proposals in this application show an ambulant disabled toilet at the staircase half landing level, with approximately three steps down from the principal entrance level of the house. This will improve the facilities for both the householder and visitors with limited mobility and will bring the house more in line with contemporary living standards.

Heritage Statement

Content

- 9.0 History and development
- 10.0 Significance Statement
- 11.0 Schedule of Elemental Proposed Alteration Works
- 12.0 Heritage Impact Assessment
- 13.0 Conclusion

9.0 History and development

- 9.1 12 New End is statutorily listed Grade 2. The statutory list description is as follows:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1322105

Date first listed: 11-Aug-1950

Statutory Address 1: NUMBERS 10, 12 AND 14 AND ATTACHED RAILINGS AND LAMP HOLDER, 10, 12 AND 14, NEW END

Terrace of 3 houses. 1725, refaced later C19. Multi-coloured stock brick. No.10, slate roof, Nos 12 & 14, tiled roofs; all with dormers. 3 storeys, attics, and basements. 3 windows each. Door cases with hoods on carved consoles; architraved doorways with panelled doors. Gauged red brick segmental arches to recessed sashes with exposed boxing, No.14 with possibly original glazing bars. Red brick dentil cornice below parapet. No.12 with original lead rainwater pipe and head. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas, No.14 having wrought-iron overthrow with lamp-holder.

Listing NGR: TQ2628285655

- 9.2 Generally, it is accepted that the most significant aspect of 12 New End is that it is part of terrace of early Georgian houses built in 1725 to the south side of New End. Hampstead can be described as principally a 18th century development (see map study Appendix C and image 3 below) and the local history describes this as follows:

"In 1710 a German observed that 'many drive out from London, and some spend all summer there'. For a brief period, Hampstead and, a little later, Belsize were the height of fashion, but as early as 1709 the nearness of London brought 'so many loose women in vamped-up old clothes to catch the City apprentices, that modest company are ashamed to appear. Although in 1735 'the meaner sort' were discouraged from settling there, the town continued to grow, attracting the middle class rather than the fashionable. The petition for a new church in 1747 gave as its reason that the town was a place of great resort, especially in the summer. Hampstead in 1709 was a large village with many pleasant lodgings and by 1724 it had 'increased to that degree, that the town almost spreads the whole side of the hill'. There was some terraced housing, notably in Church Row, which was probably speculative, but most building was of one or two houses, 'good substantial carpenters' jobs'. There were between 500 and 600 families in the parish c. 1730 and about 500 houses and cottages by 1762."

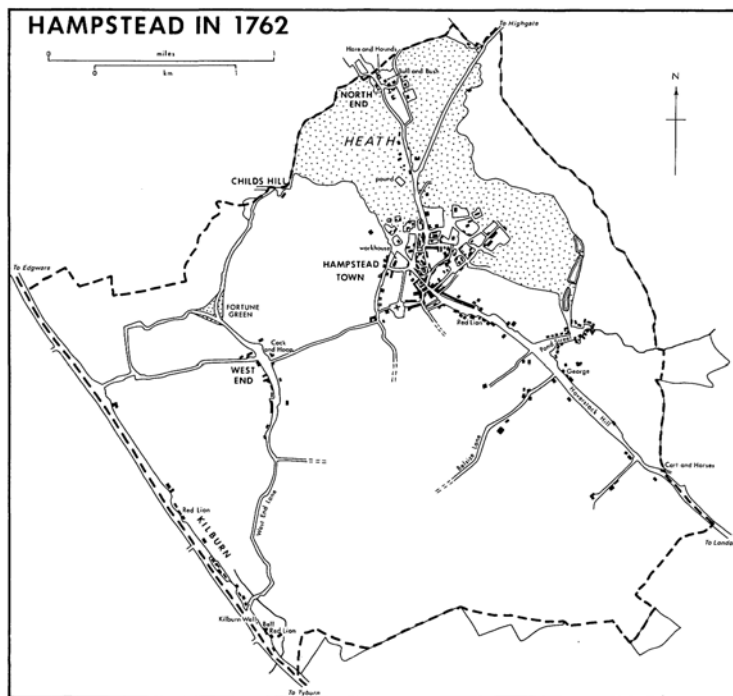


Image 3: Map of Hampstead in 1762

12 New End is an early terrace to the northwest of the centre of the settlement. It is part of a terrace of three – nos. 10, 12 and 14 New End, which were all built together. It is likely that the terrace was a speculative development to provide home for the merchant class. 12 New End and its terrace is evidence of the early development of Hampstead, and it makes a positive contribution to the Hampstead Conservation Area

- 9.3 12 New End was first listed in 1950, and the list description focuses on the external front elevation, and it should be noted that the interior was not inspected at the time of listing, which was not common when the building was listed at such an early date. Inevitably, there has been alteration since it was built, although generally the building retains its simple plan form of front and rear rooms with staircase to the rear rising from lower ground floor to attic. The principal rooms at ground and first floor level retain their original timber panelled interior, although on the ground floor it has been modified. There have been a number of planning and LBC applications which have applied for various alterations to the building (see Appendix B) which form the planning history
- 9.4 As shown in the planning history table (see Appendix B), the building has undergone alterations prior to 1950 (the date of listing) which has affected its integrity. The panelling and LBC applications made for 12 New End that are relevant to this application can be summarized as follows:
- In 1938 permission was given for the conversion of 12 New End into self-contained flats
 - In 1961 conditional permission was given for the conversion of the basement into a self-contained flatlet
 - In 1993, permission was granted for undergoing alteration in connection to the conversion of the building into a single dwelling house
- 9.5 The areas of the building that might be affected by this application can be described as the following areas:
- lower ground floor,

- staircase from lower ground floor to ground floor
- rear elevation.

We have made an assessment of these areas and the date and nature of the fabric that is now evident. Our assessment is based on careful site observation and investigations, with some minor opening up of late 20th century fabric in very limited areas to the rear elevation. The existing drawing image 4 aims to record, as much as is practically possible, the differing age of fabric in each area within the following three categories:

- A original (1725s)
- B 19th century
- C Post-1914/modern 20th century.

9.6 The age of the existing fabric in the areas relevant to the application (see marked up drawing image 4 below) can be described as follow:

Lower ground floor

- an 20th century inserted WC including walls and fittings - Cat. C
- amendment to spine wall for new WC - Cat C
- late 20th Century raised ceramic floor - Cat C
- inserted 20th century kitchen fittings - Cat C
- revisions to the fireplace opening in both front and rear rooms Cat C
- removal of the spine wall - Cat C
- replacement of the front box sash windows - Cat C
- plasterboard ceiling throughout lower ground floor - Cat C
- pavement vaults - Cat A
- lining of pavement vaults with cement based waterproof render - Cat C
- utility fitting in basement vault - Cat C
- replacement doors to the basement vault - Cat C
- front lightwell access door - Cat A

Staircase from lower ground floor to ground floor

- alteration to bottom step and newel for raised lower ground floor - Cat C
- alterations to spandril panel under staircase - Cat C
- dado height paneling to staircase to rear and side walls - Cat A
- boarding above dado height paneling - Cat B
- window to staircase at half landing - Cat B

Rear Elevation

- general brickwork - Cat A
- brickwork alterations to the window opening WB04 - Cat B
- rebuilding of window apron to reform window WB04- Cat A
- replacement 3 over 6 box sash windows - CAT A
- render finished bench to rear elevation - CAT A
- cement render to lower rear elevation and lead capping - Cat A
- rear door 4 panel half glazed - Cat B

9.7 The lower ground floor of the building has been substantially altered over a long period of time. It is not unusual for the service space of a Georgian building to be adapted in this way to provide contemporary 20th century kitchen and living spaces. The basic plan form has been compromised by the insertion of the WC and removal of what is likely to have been a corridor between the staircase and the front lightwell access door, which is original fabric.

9.8 The alterations to the rear elevation have been limited, and brickwork and openings generally are original fabric and are significant. Nevertheless, the 20th century cement render to the lower rear elevation is particular destructive of the earlier brick fabric of the building (see photos). The

cement render could well disguise other alteration to the rear façade. The small opening up exercise has revealed that the window opening WB04 was, in the 19th century, extended down to form a doorway, as is evidenced by the yellow stock brick 19th century reveals that have been bonded into the original brickwork (see photo).

- 9.9 The staircase and newel post, which is original fabric, has been damaged by 20th century alterations to raise the lower ground floor level. The dado height panelling at half landing level is also original fabric with 19th century beaded boarding applied above, which corresponds to the 19th century insertion of the existing small staircase half landing window.

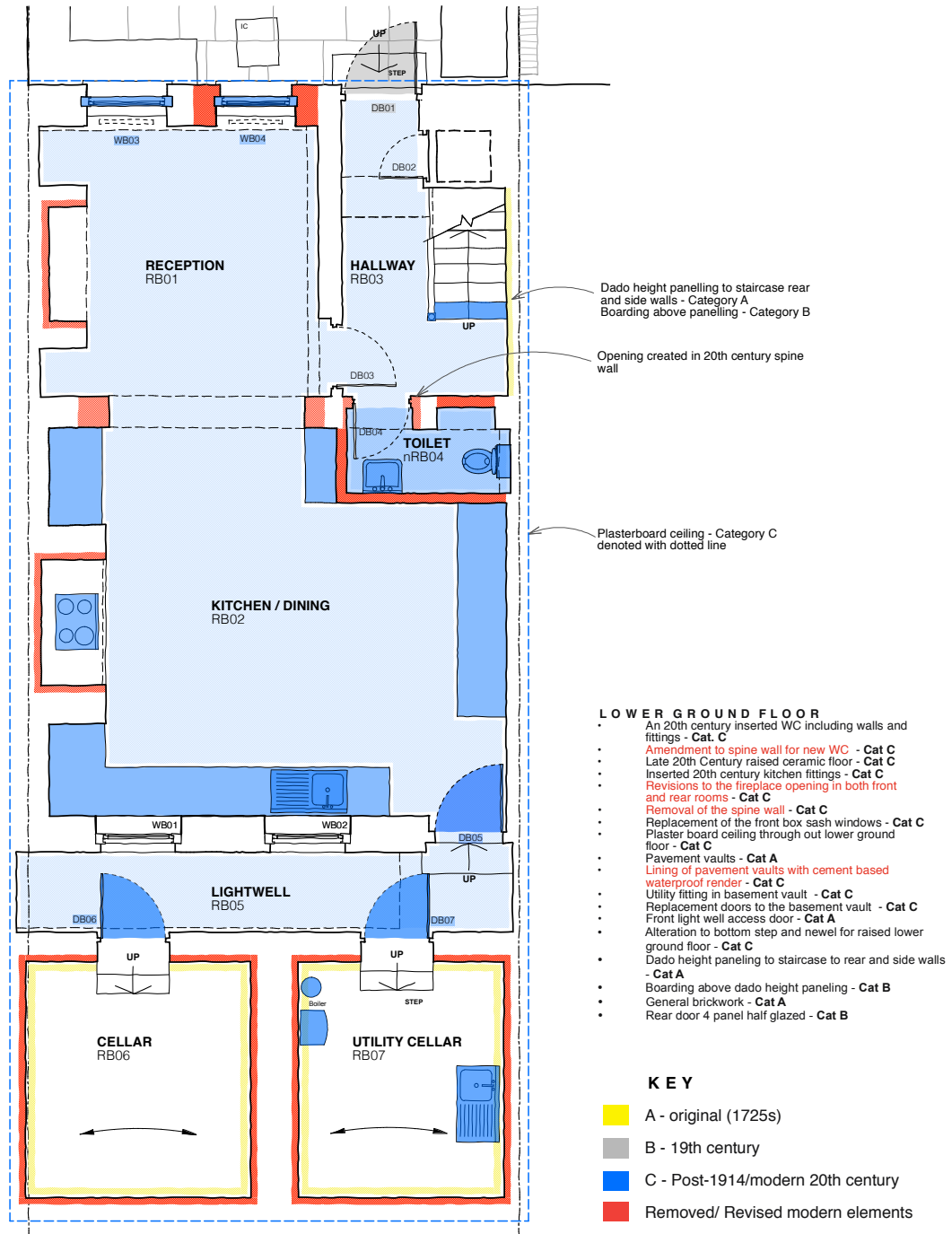


Image 4: Lower Ground Floor Plan, showing phases of development

EXISTING LOWER GROUND FLOOR MARKED UP TO SHOW DEVELOPMENT

10.0 Statement of Significance

10.1 The types of heritage interest that make up significance include: archaeological interest, architectural and artistic interest, and historic interest.

- A Archaeological interest is defined in the Glossary to the National Planning Policy Framework as *'evidence of past human activity worthy of expert investigation at some point'*.
- B Architectural and Artistic interest is defined in the Planning Practice Guide as *'interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture'*.
- C Historic Interest is defined in the Planning Practice Guide as *'an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity (sometimes called 'communal value')'*.

10.2 An assessment of significance is usually a mixture of these different interests and the balance between them will vary from one case to the next. What is important is that all of these interests have been considered and taken account of.

10.3 As noted in section 9 above describing the building history, the lower ground floor has been the subject of several planning applications in the 20th century. The planning record shows that no. 12 New End changed from a single dwelling to flats in 1938 and in 1961 the basement was converted into a self-contained dwelling. The building was reunited as a single dwelling house in 1993. It is apparent that the lower ground floor has been heavily altered during the 20th century. The original plan form of the lower ground floor has been altered several times over the building's life and during the 20th century much historic fabric has been lost. The 20th century alterations have no historic or artistic/architectural significance and were simply pragmatic, and as a result, the fabric and form of the 20th century alterations is of no significance.

10.4 The study and analysis of the existing fabric as detailed above in item 9.6 above confirms that only limited amount of historic fabric survives in the lower ground floor area and that the rear elevation has been altered and damaged, although it retains its basic form and fenestration arrangement. The alterations generally to the rear elevation appear to have been limited, and brickwork and openings generally are original and therefore the facade is significant in that it is of some limited architectural interest.

10.5 Rear elevation

Without doubt, the assessment of whether or not the proposed closet addition within this application causes harm to the heritage asset, hinges on the fact that 12 New End currently has no closet. The Pre-App observation implies that the flat rear elevation is authentic original fabric, which is not accurate. It goes on to suggest that its significance is therefore heightened by the fact that the rear elevation is flat and has no closet extension. This is a contentious assertion in the Pre-App that is discussed above in the DAS item 3.1 and 3.1 (and see comments and tabulated response to the Pre-App advice item 2.3. The Pre-App states that the significance of the rear of 12 New End has increased because of alterations to other properties.

It is fact that the rear elevation currently has no closet, and its significance is related to the contribution the elevation makes to the heritage interest of the asset. That significance of the rear elevation should be assessed in terms of its archaeological interest, architectural and

artistic interest, and historic interest. The rear elevation is by its very nature modest, more private, related to the garden, informal in its arrangement and less important than other aspects of the heritage asset. It could be argued that its form, being flat, has some architectural interest and perhaps some archaeological interest. But, as the evidence shows, previously the building has had a rear extension (see item 5.0 above and historic maps in Appendix C) and that the fabric of the façade has been detrimentally altered at low level (see items 5.2 and 9.6). The authenticity of the elevation is open to question and therefore its interest in terms of surviving fabric and thus significance is to some extent limited. It is reasonable to conclude, when assessing the value of the flat form of the rear elevation, that it is of some interest and contributes generally to the significance of the building but is not in itself of high significance relative to the asset. Therefore, the assessment is that the rear elevation is of medium significance.

10.6 The relevant significance of 12 New End to this application can therefore be simply defined as:

- its longevity as a dwelling house is significant
- its relationship with 10 and 14 in forming a small terrace of Georgian buildings is of high significance
- the street frontage and front elevation of 12 New End, along with its characteristic early Georgian doorcase, windows and brickwork, are of high significance
- the surviving railings to the back edge of paving are of significance
- the basic plan form and the hierarchy of the house is significant
- the rear elevation is significant
- all surviving original fabric of the building is of some significance

11.0 Tabulated Elemental Assessment

The elemental assessment of the proposed alteration works within this application is set out in the table below. This table identifies the following for each element:

- the significance of the elements to be altered
- description of the proposed work within this application
- assessment and comment on the impact the works will have on the heritage asset

Tabulated Elemental Assessment of the Impact of the Proposal

Lower Ground Floor

Location	Element	Description of existing arrangement	Proposed work/alteration	Drawing No	Significance	Impact	Notes and mitigation
Front Room	Floor plan	The WC is a 20 th century addition disrupts the plan of the front room and the plan for,	The removal the 20 th century inserted WC. The reinstatement of the front room and creation of lobby and cupboards to form a memory of a corridor along the party wall between the spine wall and front wall of the house.	See existing proposed plan drawings Su01 Sk27	None	No historic fabric affected or lost. The impact of reforming the front room to its likely original form is none and result in a heritage benefit POSITIVE	The arrangement of the floor plan of the lower ground floor front room has varied over time
All areas	Floor finishes	The floor finishes throughout are ceramic 20 th century on a raised screed on a concrete sub-structure	The proposals are: remove the existing raised floor construction. Excavate to lower the floor and form a new moisture permeable floor construction incorporating insulation and under floor heating with a new flag stone finish and new timber skirting	See proposed floor construction drawing Sk31	None	The current floor finishes and construction is 20 th century and therefore no historic fabric is affected or lost, so the impact is non lowering the floor is POSITIVE	The environmental performance benefits of these works will have no impact on the historic fabric of the building.
All areas	Ceiling	The ceiling is 20 th century gypsum plasterboard throughout with downlights	The existing ceiling and lighting will be removed. The ground floor structure will be exposed repaired. Amend lighting arrangement and Install insulation in floor void Provide riven chestnut lathing and lime plaster ceiling through out	See Haven Interior for lighting proposals NE250 and NE251	None	No historic fabric affected or lost so the impact is none. Reforming the lime plaster and lath ceiling is POSITIVE	Replacing the contemporary gypsum plasterboard ceilings with lime plaster ceilings on riven lathing throughout constitutes a heritage gain.
All area	Walls	Existing plaster walls where damage or comprising of gypsum	Where new chases to be formed in plaster surface for cable to wall lights and		Low	Historic fabric affected will be minimal and will not	Removal of internal gypsum plaster finishes where

		plaster to be repaired	relocated power sockets. Or where the plaster wall surfaces are damaged, or gypsum plaster the walls will to be repaired with lime plaster to match existing.			cause substantial harm. The impact of wall repairs using lime plaster is NEUTRAL	found and replacement with lime plaster finish improves the resilience of the fabric. These works constitute a heritage gain.
Front room	Kitchen fitting	The existing kitchen unit and fitting and work top are now reaching the end of their useful life. The fittings are all late 20 th or early 21 st century fabric	The proposal is to replace the existing kitchen unit and arrangement as shown on drawings. All significant fitting sink hob oven will remain in the same location but be replaced with new fittings. All services routes and holes for plumbing and ventilation will be reused by the new installation	See drawings Proposed Drawings Sk27 Sk28 Haven Interior Drawings NE250 and NE251	None	No historic fabric affected or lost by removing. The new kitchen will not have any impact on the asset The new kitchen NEUTRAL	The proposed replacement of the existing kitchen with a new kitchen designed to have minimal impact on the historic fabric of the building.
Front room	Windows to front elevation and door to light well	The existing box sash windows to the front elevation are 3 over 6 ovolo moulded 20 th century reproduction windows. The door is historic fabric	Overhauling the 18 th century door and 20 th century replacement box sash windows will be beneficial to the maintenance and resilience of house.		Low	These works have no impact on the heritage asset. NEUTRAL	
Front room	Entrance lobby and full height cupboards		The proposed inserted lobby to the door to the front lightwell will be constructed of studwork with plaster board linings. The door into the lobby will be a flush jib door. The cupboard will be flush joinery item	See proposed drawings Sk27 and Sk28	Low	These works have limited impact on the heritage asset. NEUTRAL	The lobby and cupboards reduce the width of the front room to its likely original proportion by creating a residue version of the corridor that probably connected the door to the front light well with the

							staircase lobby at the spine wall.
Staircase	Staircase newel post spandrel and adjoining cupboard door	These original elements of historic fabric have all been amended to accommodate the raised 20 th century floor	Reinstating the original lower basement floor level as evidenced by the staircase adds further historic legibility to the house, including revealing all the original lower ground floor stair joinery. In doing so, doors as well as the below stair partition and joinery will be repaired extended down to the original level.	See drawing Existing Su09 Proposed Sk28	Medium	The repair of these elements of historic fabric represents a heritage benefit. POSITIVE	Repairs to historic fabric
Rear room	Fireplace	The fireplace has been removed and chimney breast modified and opened up to high level in the 20 th century work	Reinstate the rear chimney breast wall and recreate a new surround and line the fireplace recs with brickwork Provide a new hearth	See drawing Sk30	Low	The proposed reinstatement of the rear chimney breast and fire place surround is a heritage benefit POSITIVE	

Rear Elevation							
Location	Element	Description of existing arrangement	Proposed work/alteration	Drawing No	Significance	Impact	Notes and mitigation
Window	WB03	This is an existing window opening with cut brick arch head and brick dibs. The box 3 over 6 sash window is a 20 th century replacement as is the stone sub cill	The removal of the 20 th century box sash window and sub cill. The removal of the brick apron below the window and modification of brickwork to extend brick nibs and insert new stone threshold. New door frame lining and shutters.	See drawings Sk30 and Sk31	Low	The proposal results in some loss of historic brickwork approx. 1.0sqM. Less than substantial harm NEGATIVE	
Window	WB04	This is an existing window opening with cut brick arch head and brick dibs that has been previously modified for a door opening. The Box 3 over 6 sash window is a 20 th century replace as is the stone sub cill is replacement	The removal of the 20 th century box sash window and sub cill The removal of the 20 th century rebuilt brick apron below the window and modification of altered brickwork to extend brick nibs and insert stone threshold. New door frame lining and shutters	See drawings Sk30 and Sk31	Low	The proposal includes the removal of 20 th century infill apron brickwork. These works have limited impact on the heritage asset. NEURAL	
Rear Wall	Render	Cement render to rear wall	Remove 20 th century render and replace with lime render and new lead flashing to top edge	See drawing Su08	None	The removal of the 20 th cement render is a heritage benefit POSITIVE	These work will help protect the historic brickwork
Rear wall	Benching	20 th century blockwork and concrete rendered with cement render forming benching	Remove 20 th century construction make good rear wall face where damaged with salvaged brick in lime mortar and render where bench removed	See drawing Su08	None	The removal of the 20 th bench construction is a heritage benefit POSITIVE	
Door	Existing door DB 01	19 th century 4 panel door modified, and half glazed	Overhaul and repair door and install new stone threshold	See drawing Su08	Low	These works have no impact on the heritage asset. NEURAL	

Proposed Rear Closet Extension							
Location	Element	Description of existing arrangement	Proposed work/alteration	Drawing No	Significance	Impact	Notes and mitigation
Rear wall	Brickwork and new opening	The existing brickwork at half landing, forming rear elevation is historic fabric	Remove area of historic brickwork to form new door way in to proposed rear closet extension	See drawing Sk20 and Sk22	Low	The proposal result in some loss of historic brickwork approx. 2.5sqM. These works will cause less than substantial harm NEGATIVE	See discussion in item 10.5 regarding the significance of the rear elevation and 12.6.3 regarding harm to the asset
Rear elevation	Wall abutments	The existing brickwork is forming the rear elevation is historic fabric	The rear closet has been designed so that it will require minimal tying into the existing wall. The joint between the two structures will allow for movement and be a but joint with a vertical "soft" lime mortar joint	See drawing Sk18 Sk22	Low	The proposal result in some loss of historic brickwork. These works will cause less than substantial harm NEGATIVE	
Half landing	Window	The small casement is a 19 th century inserted window	Overhaul repair and add obscure film to glass and retain in position.	See drawing Sk18	Low	These works have no impact on the historic fabric NEURAL	
Half landing	Dado paneling and boarding	The dado height panelling is original. The fabric above the dado rail is 19 th century boarding	The panelling and boarding will be carefully taken down and modified. The half handing section pf the paneling and boarding will be adjusted and applied to a flash door	See drawing Sk19		The proposal results in some loss of historic brickwork approx. 1.0sqM. Less than substantial harm NEGATIVE	
Boundary wall	Brickwork forming boundary wall	The existing brick boundary wall	The proposed closet has been designed such that the boundary wall does not support the structure. There will be a soft lime mortar joint between the top of the wall and the closet external wall		Low	These works have no impact on the heritage asset. NEURAL	

12.0 Heritage Impact Assessment

12.1 National and Local Policy and Guidance

The following national and local policy and guidance are relevant to the assessment of the impact of the proposals within this application

- A Planning (Listed Buildings and Conservation Areas) Act (1990)
The Planning (Listed Buildings and Conservation Areas) Act (1990) provides the primary legislation that is used to assess the impact of development proposals on listed buildings and conservation areas.
- B National Planning Policy Framework (NPPF) (2019)
The Government's national planning policies on the conservation of the historic environment are provided in Section 16 (Conserving and enhancing the historic environment) of the NPPF.

The NPPF makes it clear that heritage assets need to be put to appropriate and viable uses to ensure their conservation, and that intelligently managed change is necessary if heritage assets are to be maintained for the long term.

12.2 The NPPF states the following:

"190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

12.3 Planning Practice Guidance to the NPPF, Historic Environment (2019)

The Historic Environment section to the Planning Practice Guidance to the NPPF states:

"18. How can the possibility of harm to a heritage asset be assessed?"

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. 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.

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.

The National Planning Policy Framework confirms 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). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 194).

12.4 Historic England Advice Note 2, Making Changes to Heritage Assets (Historic England, 2016)

The purpose of this Historic England Advice note is to provide information on repair, restoration, addition, and alteration works to heritage assets to assist local authorities, planning and other consultants, owners, applicants, and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). The relevant part of the document to this application can be summarized as follows:

A Repair....

11 *Original materials normally only need to be replaced when they have failed in their structural purpose. Repairing by re-using materials to match the original in substance, texture, quality, and colour, helps maintain authenticity, ensures the repair is technically and visually compatible, minimises the use of new resources and reduces waste. However, alternative approaches may be appropriate if it can be demonstrated that the technique will not cause long-term damage to the asset and results in less overall loss of original fabric and significance or demonstrates other major benefits. An example may be the use of resin or steel reinforcements to stabilise structural timbers without loss of historic fabric. Repairs to a listed building may require consent. One would expect that the loss of historic fabric following repairs and alteration would be proportionate to the nature of the works.*

12 *Replacement of one material by another may harm significance and will in those cases need clear justification. Therefore, while the replacement of an inappropriate and non-original material on a roof, for example, is likely to be easily justified, more justification will be needed for changes from one type of thatch, slate, or tile to another, or for changes in the way the material is processed, applied, and detailed.*

13 *Even when undertaking repair, care is needed to maintain the integrity of the asset. Some repair techniques, such as the use of cement-based mortars in place of softer lime, will affect the integrity of the existing building and cause permanent damage to the historic fabric, as well as being visually unsympathetic. Re-pointing of historic mortar will normally leave the significance of the asset unaffected, provided the original mix and appearance is copied but care is often needed not to affect subtle changes in pointing. A change in the character of the pointing, or painting exposed surfaces including concrete, can be visually and physically damaging and is likely to require listed building consent, as may a change in external paint colour.*

14 *The removal of hard renders may cause more damage to the significance of the building than retention. In modern buildings cement render may be the original finish and, in such cases, it is appropriate for it to be retained and matched when repaired. Features such as tool marks, carpenters' marks, smoke blackening, decorative painting, pargetting, or sgraffito work are always damaged by sandblasting and sometimes by painting or other cleaning, as is exposed timber. Such treatments are unlikely to be considered as repairs and would normally require listed building consent.*

15 *Doors and windows are frequently key to the significance of a building. Replacement is therefore generally advisable only where the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail and material. Secondary glazing is usually more appropriate and more likely to be feasible than double glazing where the window itself is of significance. As with the building as a whole, it is more appropriate to deal with timber decay and similar threats by addressing the cause of the decay rather than treating the symptoms but where remedial works are shown to be necessary, minimum interference to achieve reasonable long-term stability is the most sustainable approach. The replacement of unsuitable modern windows with more historically appropriate windows is likely to be an enhancement...*

B Restoration...

23 *Restoration may range from small-scale work to reinstate missing elements of decoration, such as the reinstatement of sections of ornamental plasterwork to a known design, to large schemes to restore the former appearance of buildings with the addition of major missing elements such as a missing wing. Previous repairs and/or alterations may be historically and architecturally valuable and may provide useful information about the structure of the building, as will the recording of any features revealed by the work. New work can be distinguished by discreet dating or other subtle means. Overt methods of distinction, such as tooling of stonework, setting back a new face from the old or other similar techniques, are unlikely to be sympathetic.*

24 *Restoration is likely to be acceptable if:*

- *the significance of the elements that would be restored decisively outweighs the significance of those that would be lost*
- *the work proposed is justified by compelling evidence of the evolution of the heritage asset and is executed in accordance with that evidence*
- *the form in which the heritage asset currently exists is not the result of a historically significant event*
- *the work proposed respects previous forms of the heritage asset*
- *no archaeological interest is lost if the restoration work could later be confused with the original fabric*
- *the maintenance implications of the proposed restoration are considered to be sustainable*

25 *Restoration works are those that are intended to reveal or recover something of significance that has been eroded, obscured, or previously removed. In some cases, restoration can thus be said to enhance significance. However, additions and changes in response to the changing needs of owners and occupants over time may themselves be a key part of the asset's significance.*

26 *In determining whether restoration is appropriate following catastrophic damage (e.g., from fire or flood) the practicability of restoration should be established by an assessment of remaining significance. Where the significance relates to a design concept or a particular event rather than held directly in the original fabric of the asset, restoration or replication is more likely to be acceptable.*

27 *Restoration involving the stripping-off of later layers of work or abrasive cleaning is only likely to be acceptable where it can be shown that:*

- *The later layers are not of significance in themselves*
- *They are damaging the original and other significant fabric, and*
- *By their removal there would be an enhancement to the significance of the building that outweighs the loss of the later addition.*

C Addition and Alteration

General Points

41 *The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability, and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an*

asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

42 *The historic fabric will always be an important part of the asset's significance, though in circumstances where it has clearly failed it will need to be repaired or replaced; for instance, seaside piers, constructed in timber and iron in a very hostile environment, will only survive through replication of corroded elements and mass-produced components in some C20 buildings, such as steel-framed windows, may not be simple to repair and repair would therefore be disproportionate. In normal circumstances, however, retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their significance, as a fundamental part of any good alteration or conversion. It is not appropriate to sacrifice old work simply to accommodate the new.*

43 *The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to historic fabric. However, reversibility alone does not justify alteration; If alteration is justified on other grounds, then reversible alteration is preferable to non-reversible. New openings need to be considered in the context of the architectural and historic significance of that part of the asset and of the asset as a whole. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place.*

52 *Although some works of up-grading, such as new kitchens and bathroom units, are unlikely to need consent, new services, both internal and external, can have a considerable, and often cumulative, impact on the significance of a building and can affect significance if added thoughtlessly. The impact of necessary services can be minimised by avoiding damage to decorative features, by carefully routeing and finishing and by use of materials appropriate to the relevant period, such as cast iron for gutters and down-pipes for many Georgian and Victorian buildings. Certificates of Lawful Proposed Works, Local Listed Building Consent Orders and Listed Building Heritage Partnership Agreements may all be useful mechanisms to clarify where the limits of permissibility exist in individual cases...*

55 *Buildings will often have an important established and historic relationship with the landscaping that exists or used to exist around them. Proposals to alter or renew the landscaping are more likely to be acceptable if the design is based on a sound and well-researched understanding of the building's relationship with its setting, both now and in the past."*

12.5 Conserving Georgian and Victorian Terraced Housing (Historic England, 2020)

This guide is for local authorities, owners and others involved in the conservation of Georgian and Victorian / early 20th century terraced housing. It gives a historic overview of terraced housing and identifies important features of different types of terraces. It will help local authorities and others implementing historic environment legislation and policy. It will also help those planning to make changes to terraced housing to understand their buildings and what is special about them. It identifies issues to consider for those wishing to make alterations and it provides helpful information for making planning applications. The relevant part of the document to this application can be summarized as follows:

"An approach to change

A key challenge when planning change to terrace development is reaching a balance between meeting the needs of owners whilst sustaining the consistency of external architecture, internal plan and internal detail that distinguishes this building type. The standardisation of plan and use of modest materials in many terraces can lead to an under-appreciation of the value and interest of the individual house as contributing to a greater whole. A good starting point is to

establish as far as is reasonable the intentions of the original developer of the terrace, placing it within its historical and social context. This will then assist understanding of the importance of the plan form, the materials used, boundary treatment and the wider role of the house as part of the terrace in the street and immediate context.

Understanding the distinctive nature of the architectural and historic significance of terraced houses is important. It can help to understand how adaptable they may be and therefore improve their viability and long-term prospects. Successful proposals deliver the mutually supportive objectives of economic, social, and environmental gains together wherever possible. Conservation involves managing change in such a way that the significance of heritage assets is sustained or even enhanced. With careful consideration based upon a good understanding, changes can avoid or minimise harm. Where there will be harm, this requires clear and convincing justification.

The emergence of terraced housing is largely based upon its efficiency in meeting the distinctively English custom for individual housing in an urban context. Its survival is based upon its adaptability in meeting later fashions and changing use.

In many cases there are also opportunities to restore lost elements eroded through past changes and enhance the significance of not just the individual house, but the terrace as a whole. Where like-for-like repairs are being considered, Historic England recommends that the materials used match the original materials as closely as possible. Materials which match in both appearance and physical properties will react and weather the same way over time.

When considering change to terraced housing, the following aspects of their architectural and historic interest require particular consideration.

3.1 Plan form

The basic plan form of the regular terraced house of the Georgian period (1715-1840) is usually two rooms deep but often with cellar or basement below. The ground and first floors of Georgian terraced houses were often the most significant. These housed service or ancillary rooms in the upper floors of larger houses or in a rear extension and below for smaller houses. There are a limited number of related plan forms with a consistent hierarchy between front and back rooms. The width of the plan was unusually consistent, particularly in London, although depth could be more variable.

3.1.2 Interior features

Terraced house interiors often have a standard vocabulary of typical patterns of panelling, cornices, fireplaces, and skirtings. These often reflect the hierarchy of rooms, being simpler in what were seen as less important areas. Earlier examples of interior features would often be hand crafted, but by the later 18th century and into the 19th century elements such as stair balusters would be 'machined'.

3.1.3 Basements and cellars

Many urban houses were built with rooms below the level of the street with only a simple window and sometimes access from the front. The relationship between this lowest level of the building and the street was not always straightforward and some terraces have half-basements or cellars. The full basement, which broadly follows the dimensions of the rooms above, is characteristic of Georgian urban terraces, particularly in London. It usually originally contained the kitchen at the back, servants' hall at the front or, for smaller houses, the breakfast room. There is often access from the basement to the rear yard and, in London, access from the street. In order to provide front access and to allow for a proper window the 'area' was created. In London and some other urban centres larger houses extend the 'area' forward under the footpath or street for storage, for example of coal. The 'area' is an important transition zone between the street and the house providing functional and physical separation and increasing the comfort of the occupants.

Basement vaults are an important feature of the planning of some types of Georgian and Victorian terraced house. They are a characteristic feature of the construction of terraced housing in Bath and surrounding districts. They were often originally built to support the highway above and provided the house with a service area and coal storage.

3.1.4 Kitchens and service rooms

The aim of most terraced house plans was to place service or rooms for ancillary functions out of sight and distinct from the main living area of the house. In the larger Georgian terrace, supported by a significant complement of household staff, the accommodation for servants would often be in the basement along with the kitchen, pantry, and scullery. In houses without basements and those of smaller size, service rooms such as sculleries and kitchens were placed to the rear, often in an extension, with further accommodation for servants in the upper floors. The rear of a Georgian terrace is generally easier to alter without compromising architectural integrity. Extensions are therefore often later than the main range or have been substantially altered over the years to accommodate improvements in sanitation and comfort. If there are plans to change the plan form, issues to consider include, are not exclusive to, the following:

- 1. Will the proposal involve the erosion of the original plan?*
- 2. Will the proposal involve the loss of the last surviving element of the plan?*
- 3. Are there opportunities to re-instate elements of the former plan?*
- 4. Does the proposal involve loss of the stairs or part of the stair?*
- 5. How will the proposal change the relationship between the house and the street?*
- 6. Is the original hierarchy of rooms still present?*
- 7. Are changes to the original hierarchy themselves important?*
- 8. How does the proposal affect the ability to appreciate earlier change?*
- 9. How will the proposal affect the relationship between the main rooms and service rooms of the house?*
- 10. How will the proposal affect surviving interior fittings including fireplaces, cornices, skirting boards, panelling, and shutters?*
- 11. Are there opportunities to accurately re-instate missing interior features?"*

12.6 Assessment of Harm

The proposal within this application have been carefully assessed against the national policy criteria and guidance outlined above and can be summarised as follows:

12.6.1 Internal alterations

The proposed internal works (see table of elemental works item 11.0 above) affect the substantially altered 20th century fabric only. As a result, the proposed work has no impact on the significance of the asset. In many areas the 20th century alterations have been detrimental to the heritage asset and their removal will be beneficial. It can therefore be concluded that the proposed work within this application do not cause any harm to the historic asset and reasonably it could be arguable that the works will enhance the asset, improve its resilience and therefore be of a public benefit (see below item 12.7).

12.6.2 Lower rear elevation

The proposed alterations to the lower rear elevation detailed in the Table of Elemental Works item 11.0 above, including the creation of two door openings from the rear lower ground floor room into the garden and removal of cement render to the rear elevation, is less than substantial harm to the asset. These works affect a small area of approx. 1.0sqM of historic brickwork below one window WB03, which is of low significance. The removal of cement render and replacement with a lime render will improve the historic fabric's performance. Therefore, it could be reasonably argued that the proposed work to the rear elevation will extend and make more resilient the building's long-term future. On balance, we have concluded that the proposed works to the lower rear elevation are neutral in terms of their impact on the heritage asset, and cause less than substantial harm.

12.6.3 Rear closet proposal

The rear closet extension proposals and response to the Pre-App advice is set out above in the Design and Access Statement items 2.0 and 3.0. The elemental impact of the works has been set out in the table in item 11 above. The discussion of this aspect of the proposal revolves around whether or not the addition of a rear closet to the rear elevation, which is a significant aspect of the heritage asset, is substantially harmful. It should be noted that 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.*” (Planning Practice Guidance to the NPPF, Historic Environment (2019)(see item 12.3 above)

It is generally accepted in the published guidance that rear closets similar to that proposed in this application are typical of the development of Georgian London town houses. It is noted that the two adjoining buildings and the group of listed buildings at nos. 10 and 14 New End both have such closets. The scale, mass, form, and materiality of the proposal are appropriate to its context. The proposed use of the closet as a service space to the principal entrance level room is appropriate for such an addition. A rear closet as proposed is a similar addition to the rear of the adjoining properties.

The proposed rear closet only affects a small proportion of the rear elevation and has been designed to impinge on the elevation as little as possible. The proposal has been carefully designed to minimise the impact on the historic fabric of the listed building. It will require the loss of a limited area 2.5sqM of historic brickwork to the rear elevation of the building and modification to the lower staircase dado panelling to form a jib door. This fabric is of low significance, and it can be reasonably argued that these alterations are less than substantial harm to the historic asset.

Therefore, the impact of the proposed closet extension should be assessed and recognized in terms of its being appropriate adaptive change that can be considered against NPPF policy. As such, the proposals comply with: **NPPF 2021 - Chapter 16**. Paragraphs 197(a), 197(b), 197(c), 189, 199, and 200(a).

Further the proposals in this application for a new rear closet extension should also be assessed in the context of the guidance ‘Conserving Georgian and Victorian Terraced Housing’ (Historic England, 2020). It states that:

“Understanding the distinctive nature of the architectural and historic significance of terraced houses is important. It can help to understand how adaptable they may be and therefore improve their viability and long-term prospects. Successful proposals deliver the mutually supportive objectives of economic, social, and environmental gains together wherever possible. Conservation involves managing change in such a way that the significance of heritage assets is sustained or even enhanced. With careful consideration based upon a good understanding, changes can avoid or minimise harm. Where there will be harm, this requires clear and convincing justification”.

It is apparent that the rear closet proposals within this application have been carefully prepared in accordance with principles set out in this guidance (see item 12.5 above) It is therefore reasonable to assert that the closet proposal:

- will not cause or result in substantial harm to the asset,
- will not cause harm to the broader conservation area (see item 12.7.1 below)
- will cause limited loss of historic fabric causing non-substantive harm
- will not affect the amenity of the adjoining properties
- will not cause harm to the character of the group listed terrace/adjoining buildings

12.7 Assessment of harm to the Hampstead Conservation Area

Local planning authorities must review their conservation areas from time to time (section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

A Conservation Area Appraisal can be used to help local planning authorities develop a management plan and plan-making bodies to develop appropriate policies for local and neighbourhood plans. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

12 New End and the terrace formed with nos.10 and 14 New End is identified in the Hampstead Conservation Area Appraisal as making a positive contribution to the conservation area. The proposals within this application that might affect the conservation area are three-fold, namely:

- A The rear closet extension
- B The ancillary Garden Room
- C Alterations to the rear garden

12.7.1 A The rear closet extension

The closet extension is diminutive in scale and subservient to the 12 New End host building. It repeats the size and scale of the closet extension that existing to the rear of 10 and 14 New End. It uses appropriate materials as identified in the Conservation Area Appraisal, namely traditional brick, and lead, and is tower-like in form, as suggested in the Pre-App advice. Its similarity to the closet of the other two properties of the statutory listed grade II terrace strongly reinforces the rear garden-like quality and character of the back of the buildings and in turn the garden aspect of the conservation area more generally.

The design of the closet extension is in accordance with guidance given in the Conservation Area Appraisal of 2001. It should be noted that H27 of the Appraisal states:

“Extensions should be in harmony with the original form and character of the house and the historic pattern of extension within the terrace or group of buildings.”

Furthermore, the proposals have been carefully developed to consider and align with current Historic England guidelines concerning alterations and significance, together with Guidelines H4, H6, H10, H11, H12, H17-H20, H25-30 and H45-49 of the Hampstead Conservation Area Appraisal (2001). Rear closets to town houses within the conservation area are common and characteristic of the conservation area and it is reasonable to assert that the proposed rear closet extensions causes no harm to the conservation area or indeed the heritage asset. (See Camden Council CPG home improvement 2021 item 5.5 which deals with outbuildings)

12.7.2 B The ancillary Garden Room

The ancillary garden room or ‘bothy’ is a small-scale structure and has been carefully designed in response to the Pre-App advice. The Conservation Area Appraisal offers little comment on garden structures of this ilk.

The proposal has nevertheless taken on comments in the Pre-App advice and the guidance in Camden Council *CPG Home Improvement 2021* item 5.5 outbuildings. This gives some basic guidance on the design of outbuildings to which the proposal conforms. Most notably, the proposed Garden Room is subordinate to the garden size, maintains a distance from the boundary to allow planting, is of modest domestic scale and is shed like (as Pre-App comment) in appearance. It has been carefully designed with external doors and shutters that will be closed at night to reduce light pollution and improve the building’s thermal performance. This will reinforce and retain a sense of a traditional garden structure, while limiting any impact of the new Garden Room on the character of the back gardens in the conservation area. It is

reasonable to conclude that the Garden Room proposal in this application therefore does not cause harm to the setting of the listed building or the amenity of the wider conservation area.

12.7.3 C Alteration to the rear garden

It is recognized in the Conservation Area Appraisal 2001 states that rear gardens contribute to the conservation area and provides significant amenity to residents and as a habitat for wildlife. It also states that gardens and backlands contribute to the townscape of the conservation area. Camden Council *CPG Home Improvement* 2021 item 5.0 deals with gardens. It is noted that gardens contribute to the setting of individual building and conservation areas and provide a sense of visual separation and privacy. The proposals in this application seek to ensure that the general qualities are maintained, mature trees and scrubs are kept and managed, and planting along the boundary is developed to provide wildlife corridors (see existing and proposed garden plan Su11 and Sk18). The proposal reduces the amount of hard landscaping and establishes flower beds and a lawn consistent with the guidance. The garden proposal has been designed to avoid causing any harm to the setting of the listed building or the amenity of the wider conservation area.

12.8 Public Benefits

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

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.

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
- securing the optimum viable use of a heritage asset in support of its long-term conservation

The proposals within this application, we suggest, comply in general with the criteria set out by NPPF with regards to public benefit and below we set out the possible public benefit of each aspect of the proposal:

12.8.1 Lower ground floor internal works

The proposed works to the lower ground floor cause no harm to the heritage asset, remove detrimental and damaging 20th century work, and improves the performance of the building fabric to reduce the risk to the heritage asset, such that it results in some heritage gain.

12.8.2 Lower rear elevation works

The works to the rear elevation do not cause substantial harm to the asset and will improve the performance of the historic fabric. The proposed alterations will improve the fabric performance and will optimize the use of building and thus support its long-term conservation

12.8.3 Proposed rear closet

Works associated with the proposed rear closet extension do not harm the integrity of the upper ground floor plan arrangement nor do they substantially cause harm to overall significance of the heritage asset. Furthermore, the proposed closet extension ensures the heritage benefits to the lower ground level are possible by removing the 20th century toilet and allowing the early plan form of the house at that level to be re-established, thus enhancing the heritage asset. The

proposals also improve the potential of the building to provide services that meet contemporary expectations and facilitates the use of the building by those with restricted mobility, and therefore helps secure its long-term future conservation.

In this regard, the less than substantial harm that might be caused by the proposals to any significant aspects of the heritage asset are offset by the public benefit of securing the asset's future and optimizing its viable use. As such the proposal can be described as a public benefit by the criteria set out in the NPPF.

13 Conclusions

13.1 The proposals contained within the application have been altered and revised to respond to the written Pre-App advice dated 08/06/21 given by Camden Planning Solutions team. The proposals within this application have been prepared to accord with Camden's planning policies, national and local guidance, and are based on a comprehensive understanding of the heritage asset.

13.2 The proposals with this application can be summarised as follows

- A New closet extension (see item 3.0)
Provide an upper ground floor half landing rear closet extension to accommodate ambulant disabled toilet provision at 12 New End at principal entry level, over new lower ground floor store/porch,
- B Basement alteration (see item 4.0)
Lower ground refurbishment to enhance kitchen and dining room provision. These works include: replacing kitchen and associated services; the removal of existing inserted 20th century toilet; lowering the existing raised floor level to incorporate a new breathable insulated floor construction; installing underfloor heating and a stone floor finish throughout the basement area; upgrading of the under-pavement cellars
- C Revised lower ground floor elevation (see item 5.0)
Remove 20th bench construction and cement render to rear elevation. Remove 20th century reproduction box sash windows and lower cills to create new door opening. Provide 2 no glazed timber doors to provide direct access from the lower ground floor kitchen/dining area to the rear terrace and garden.
- D Garden Room and landscape (see item 6.0)
Refashion garden landscaping and create a new garden room, providing ancillary accommodation to the main house for use as home office/gym/playroom.

The lower ground floor level of the house is now in need of repair and refurbishment to both conserve the heritage asset as well as sensitively ensure the home can be improved to meet wider contemporary living needs in accordance with Camden Council's *CPG Home Improvements 2021*.

13.3 Significance

The significance of the heritage asset is set out item 10.6 above

The assessment of the significance of the rear extension been considered in detail (see item 10.5 above). It can be said that the rear elevation is of significance.

The proposed design of the various elements of this application have been carefully scrutinised in terms of their impact on the heritage asset. The tabulated elemental assessment of the areas affected by the proposals, (see section 11) establishes the significance of each area, and the impact of the proposal on the heritage asset. This elemental assessment has informed the Statement of Significance. It should be noted that the majority of the proposals are limited to affecting fabric and areas of the building with low or no significance.

13.4 Harm

It is apparent that the proposal within this application have been carefully prepared in accordance with principles set out in the guidance (see item 12.0 above). It is therefore reasonable to assert that proposals do not cause or result in substantial harm to the asset, nor do they cause harm to the broader conservation area, or affect the amenity of the adjoining properties, or cause harm to the listed terrace.

- 13.5 Primarily, the proposed alterations to 12 New End set out above (see table in section 11) and shown on the accompanying drawings (Appendix A) are focused on reversing, as much as possible, the late 20th and 21st century alterations that have caused harm to the significance of the asset.
- 13.6 The provision of the relatively small-scale closet extension containing an ambulant disabled WC provision on the principal entrance level, has been carefully designed to ensure that it conforms to guidance. It has limited impact on the historic fabric, is aesthetically appropriate and complementary to the heritage asset. Its scale, form and materiality have all been considered to ensure that it follows both Pre-App advice and the relevant guidance. The result is that the extension is similar to the rear closets of nos. 10 and 14 New End, that form the listed terrace group. This results in a less than substantial harm to the heritage asset and is effectively offset by the public benefit of the rest of the proposal within this application.
- 13.7 The garden room/ancillary building within the garden, which forms part of this application, will provide useful ancillary space to the house, and will be used as home office/gym/playroom. It is modest in scale and in accordance with guidelines. The proposed design has been carefully redesigned in accordance with the Pre-App advice, is modest and shed like in character as suggested, and does not cause any loss of amenity to the adjoining properties or harm to the conservation area. The proposed garden room is domestic in character and appearance and is combined with a softening of the garden landscape to support biodiversity.
- 13.8 The proposals set out in this application are to a listed private dwelling and secure its future as a designated heritage asset. Under the terms set out in the NPPF, these works can be considered a public benefit. The provision of a WC at the principal entrance level is for the use of persons with mobility issues. The limited changes to the lower rear elevation and the proposed Garden Room, as such, will ensure that the house is appropriate to contemporary living expectations. The proposed lower ground floor works will improve the thermal performance of the property and protect the historic fabric, ensuring the asset's future resilience.

We recommend the approval of the proposals in this application.

Gary Butler RIBA (SCA) AABC
Butler Hegarty Architects Ltd.

Short Biographical Note

Gary Butler is a specialist conservation architect accredited by the RIBA and AABC and a member of Vernacular Architects Group, IHBC and Essex Historic Building Group. He is a founding director of Butler Hegarty Architects Ltd and has worked as a conservation architect for over 35 years. He was the lead architect of the RIBA Conservation and Regional Awards winning projects for the repair of the Grade 2 listed buildings at the Master House, Ledbury, (2016) and Turners House, Twickenham (2018). Butler Hegarty Architects have also won, on numerous occasions since 2000, Georgian Group Awards for their work on Georgian buildings, and the practice has just successfully completed a major refurbishment of the Grade 1 listed Chandos House by Robert Adam.*

Gary Butler has taught architectural design throughout his career. He was the director of the degree school at Kingston University and taught post-graduate design studio at Cambridge School of Architecture (2000 – 2005). Over the past 15 years, he has delivered modules in Conservation Technologies and Practice at several institutes most notably the Building Craft College, Stratford, following his passionate interest in traditional craftsmanship. Gary has given a raft of public lectures on numerous conservation issue and projects, and is generally recognized as a specialist in the interpretation, conservation and repair of timber frame structures. He is currently working with Historic England on the recording and interpretation of a Grade 1 15th century timber frame Inn in Gloucester.