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45 HAMILTON TERRACE

Heritage Statement

Project Ref.: FL12346

Written By: Miriam Volic

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1 INTRODUCTION

- 1.1.1. This Heritage Statement has been produced to accompany documents/drawings prepared for application for the planning permission and listed building consent for proposed works at No 45 Hamilton Terrace, NW8 9RG.
- 1.1.2. No 45 Hamilton Terrace is a Grade II statutory listed townhouse and is within St John's Wood Conservation Area.
- 1.1.3. This statement should be read in conjunction with the drawings and supporting information prepared by MCM Architects LLP.
- 1.1.4. It is proposed to replace the existing hipped roof with a traditional mansard roof and form an additional bedroom and bathroom within the new roof space, accessed via a new staircase.
- 1.1.5. This document aims to analyse the significance and special character of the relevant heritage assets in accordance with the National Planning Policy Framework (2023). It incorporates a description of the subject site, its current character, and its historical development. It will also describe the proposed works and assess their impact on the special architectural and historic interest of the heritage asset and its setting.
- 1.1.6. The analysis of the significance and the assessment of impact will be proportionate to the extent of the proposals. The methodology adopted in this report is a synthesis of desk-based and online research, and evaluation based on professional experience and a review of the literature and primary and secondary sources.
- 1.1.7. Consideration has been given to the relevant national and local planning policy framework.

2 PLANNING POLICY FRAMEWORK

- 2.1.1. Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic built environment. This section of the statement summarises relevant national and local policies and guidance.
 - THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
 - NATIONAL PLANNING POLICY FRAMEWORK, (NPPF), July 2023
 - NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)
 - HISTORIC ENGLAND'S GOOD PRACTICE ADVICE IN PLANNING NOTES 1, 2 & 3
- 2.1.2. Further Guidance and advice notes relevant to the application are
 - HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition),
 - HEAN2: Making Changes to Heritage Assets (February 2016), and
 - HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.1.3. WESTMINSTER CITY LOCAL PLANNING POLICY AND GUIDANCE

- Westminster City Plan 2019-2040, adopted April 2021, Policy 39 - Westminster's Heritage.

OTHER PLANNING GUIDANCE

2.1.4. Repairs and alterations to listed buildings (1995)

2.1.5. St John's Wood Conservation Area Appraisal

3 SITE AND CONTEXT

3.1 SITE DESCRIPTION

- 3.1.1. No. 45 Hamilton Terrace is located on the south-west section of the St. John's Wood Conservation Area.



Figure 1 – Bird's eye view of the application site (in red) and its context

3.2 HERITAGE ASSETS

3.2.1. LISTED BUILDING

TQ 2082 NE CITY OF WESTMINSTER HAMILTON TERRACE, NW8 21/7 (west side) No 45 GV II House. Mid C19. Brick, stuccoed. Welsh slate roof. 3 storeys and basement, 2 bays, with recessed 2 storey entrance bay to right. Double doors with overlight in pilaster surround. Casement windows in architraves with hoods and balconies. Sashes with glazing bars to 1st floor. Casements to 2nd floor with iron balconies. Hipped roof. Included for group value only.

ST JOHN'S WOOD CONSERVATION AREA

- 3.2.2. The St John's Wood Conservation Area is one of the largest Conservation Areas within the northernmost portion of the City of Westminster. It was first designated in 1967, extended in 1979 and again in 2007. To its south-west, it is bounded to the west by Maida Vale Conservation Area, east by Regent's Park Conservation Area, and to the south by Fisherton Estate Conservation Area. On the north it is adjoined by the borough of Camden.

- 3.2.3. The St John's Wood Conservation Area Audit was prepared by WCC (adopted as SPG in 2008), and it provides a thorough appraisal of the area. In addition, WCC had prepared the St John's Wood Conservation Area mini guide, which described as follows:
- 3.2.4. **Key Features:** *"Originally envisaged as an Arcadian suburb, the area retains a strong framework of tree-lined avenues and large villas set within generous matured landscaped gardens often partly hidden behind tall boundary walls. The area comprises detached and semi-detached villas and terraced houses, the earliest of which may have influenced those designed by Nash for nearby Regent's Park. East of Wellington Road, roads such as St. John's Wood Terrace and Acacia Road, while quite different in appearance, one of artisans' cottages and the other of Tudor gothic villas, are both indicative of the domestic scale of the architecture and of the informal townscape of this part of the Conservation Area. West of Wellington Road the broad avenue of Hamilton Terrace dominates, being flanked by imposing 19th neo-Georgian terraced and detached houses on large plots. The prevailing land use is residential with shops in St. John's Wood High Street, Blenheim Terrace and some smaller parades. The MCC cricket ground is the only major non-residential land use"*
- 3.2.5. **Listed Buildings:** *"There are about 470 listed buildings. The grade II* buildings are St. Mark's Church in Hamilton Terrace by Thomas Cundy Senior (1846-7), St. John's Church, St. John's Wood High Street (1813-4) by Thomas Hardwick, Lord's Cricket Ground Pavillion, Crockers Public House in Aberdeen Place (1900), Devonshire Lodge in Finchley Road (1830-40). Grade II buildings include Abbey Road Baptist Church and New London Synagogue, Abbey Road and many individual houses."*

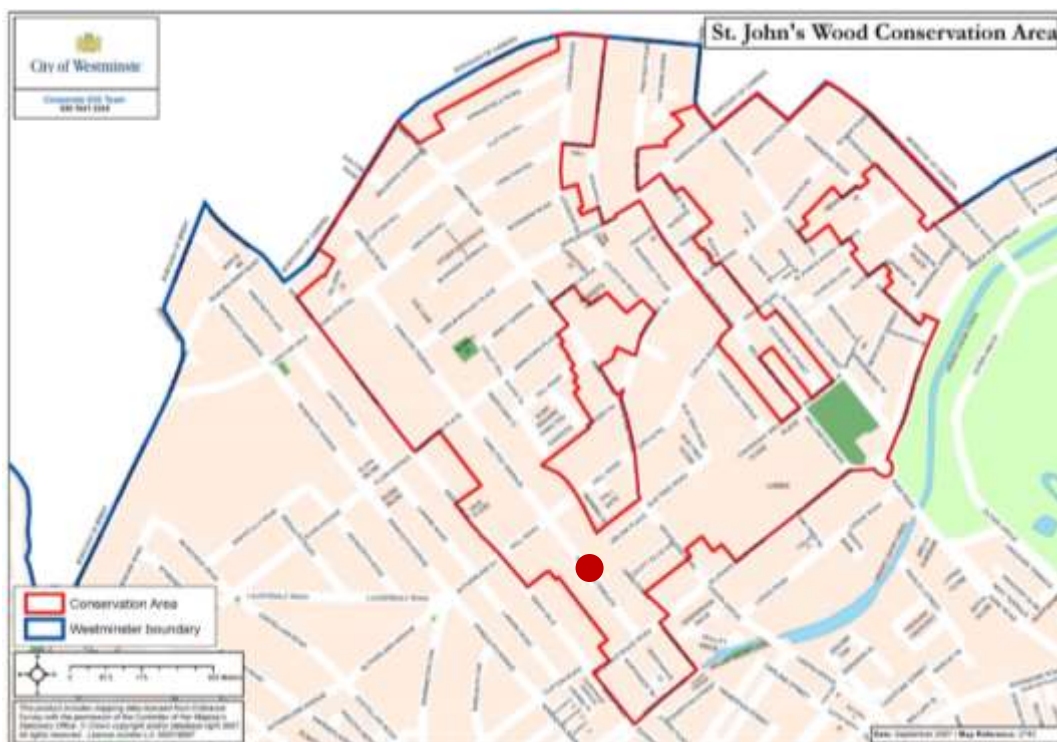


Figure 2 – Map of St. John's Wood Conservation Area

- 3.2.6.

- 3.2.7. The early urban development of St John's Wood is characterised by houses in Gothic styles and Italianate Villas, making it an interesting mixture of irregular facades, steeply pitched roofs with moulded copings to prominent gables, geometric chimney stacks, as well as symmetrical elevations and classically derived details. These houses mostly have stuccoed elevations. Later developments feature Victorian townhouses with brick facades, slate roofs, and mouldings.
- 3.2.8. Hamilton Terrace comprises large 19th century Georgian terraced and detached houses on large plots. The conservation area audit describes it as "[...] particularly wide and has perhaps the grandest character. Here, the street layout is formal. The detached houses at the north of this street include some of the most imposing in the conservation area, with plot frontages of 18-20m. The depths of plots here and at Maida Vale - up to 60m - are also among the largest in St John's Wood [...]"
- 3.2.9. There are many significant views identified in the Conservation Area Audit, as depicted on the map below, but the ones relevant to the application site are those along the wide tree-lined boulevard of Hamilton Terrace.



Figure 3 - St John's Wood Conservation Area Map, showing important views. The application site is marked in purple.

4 HISTORIC DEVELOPMENT OF THE AREA

- 4.1.1. The area of St John's Wood used to be part of an ancient Manor of Lilestone. In 1323, the manor was granted to the Knights of the Order of St John of Jerusalem, which explains its present name of St John's Wood. The majority of the area was woodland, and it remained so until the land was returned to the Crown after the dissolution of the monasteries in 1539. Henry VIII established hunting grounds near what is now Regent's Park. The trees of St John's Wood were used to build ships and royal palaces. Apart from a strip of land along the Edgware Road, an area within which Hamilton Terrace is now located, acquired by John Lyon in 1574, the land around St John's Wood remained in Crown ownership until the late 17th century.
- 4.1.2. In the early 18th century, the Crown began the sale of land in St John's Wood. The largest portion - a 500 acre estate, was acquired by Henry Samuel Eyre in 1732. The estate stretched from what is now Rossmore Road to Swiss Cottage. It was bounded by Hamilton Terrace to the west and Avenue Road to the east.



Figure 4 – 1746 John Rocque Map, showing area of St John's Wood to be mostly in agricultural use. Only few small properties are seen on the map, and the rest are fields. The approximate location of the application site is marked in red.

- 4.1.3. The land owned by John Lyon was donated to the Harrow School, comprising approx. 42 acres of pasture, rye and gravel pits. The boundary between the Harrow and Eyre estates followed a medieval track that ran through Cunningham Place through Hamilton Close to Greville Road and Priory Road.

- 4.1.4. In 1794, the Eyre's land was surveyed, intended for the development of the estate. In 1803, architect John Shaw envisaged a new plan for the estate: a circus of single or semi-detached houses, standing in their own gardens, and a central 'pleasure ground'. The first of Eyre Estate's villas were built on Alpha Road, Beta and Omega Place in 1809 providing a model for the subsequent developments of the area. These early streets were to provide a key model for subsequent development of the area.
- 4.1.5. 1811 scheme by John Nash, involving the development of Regent's Park and surrounding streets, inspired the development of St John's Wood area. Although construction of the buildings was speculative, it was based on the standards set by the Eyre Estate (for example, properties had to have gardens and be surrounded by walls at least 6 feet high). The detached and semi-detached villas were set along wide avenues creating a leafy and quiet suburban character in the vicinity of the central London.

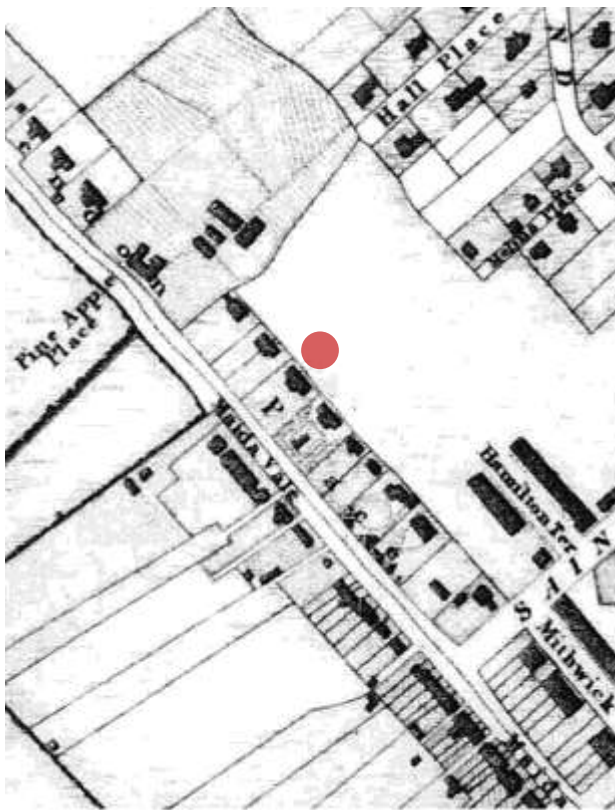


Figure 5 - 1827 Greenwood Map, showing development of the Harrow School Estate. New Streets were created, with Hamilton Terrace having only few houses on its southern end. The approximate location of the application site is marked in red.



Figure 6 – 1834 Topographical Survey Map of St Marylebone, shows further development of the area and northern section of Hamilton Terrace divided into plots. The application site remains undeveloped

- 4.1.6. The development of Eyre Estate prompted the governors of Harrow School to plan building on their land. The construction of the first houses began in 1823, resulting in the creation of a number of new streets -Abercorn Place, Aberdeen Terrace, Hamilton Terrace, Cunningham Place, and others. In 1845, Thomas Cundy Jr. built St Mark's Church in Hamilton Terrace. In the first instance, Harrow Estate used a model of semi-detached villas set in generous gardens and wide streets. The later developments (from the 1850s), were terraces.



Figure 7 - 1846 Lucas Map, shows the rest of Hamilton Terrace developed, up to what was Verulam Terrace (now Hall Road) and including the application site. Although not too detailed, the map shows the basic footprint of the buildings. The application site (numbered as 72) shows side extension, whilst the adjacent house is shown being in a rectangular shape with no projections.

- 4.1.7. During the early 20th century, many of the original leases expired, and parts of the Eyre Estate were redeveloped (Wellington Road, Abby Road, Grove End Road), with the creation of large detached neo-Georgian houses and mansion blocks replacing terraces and villas.

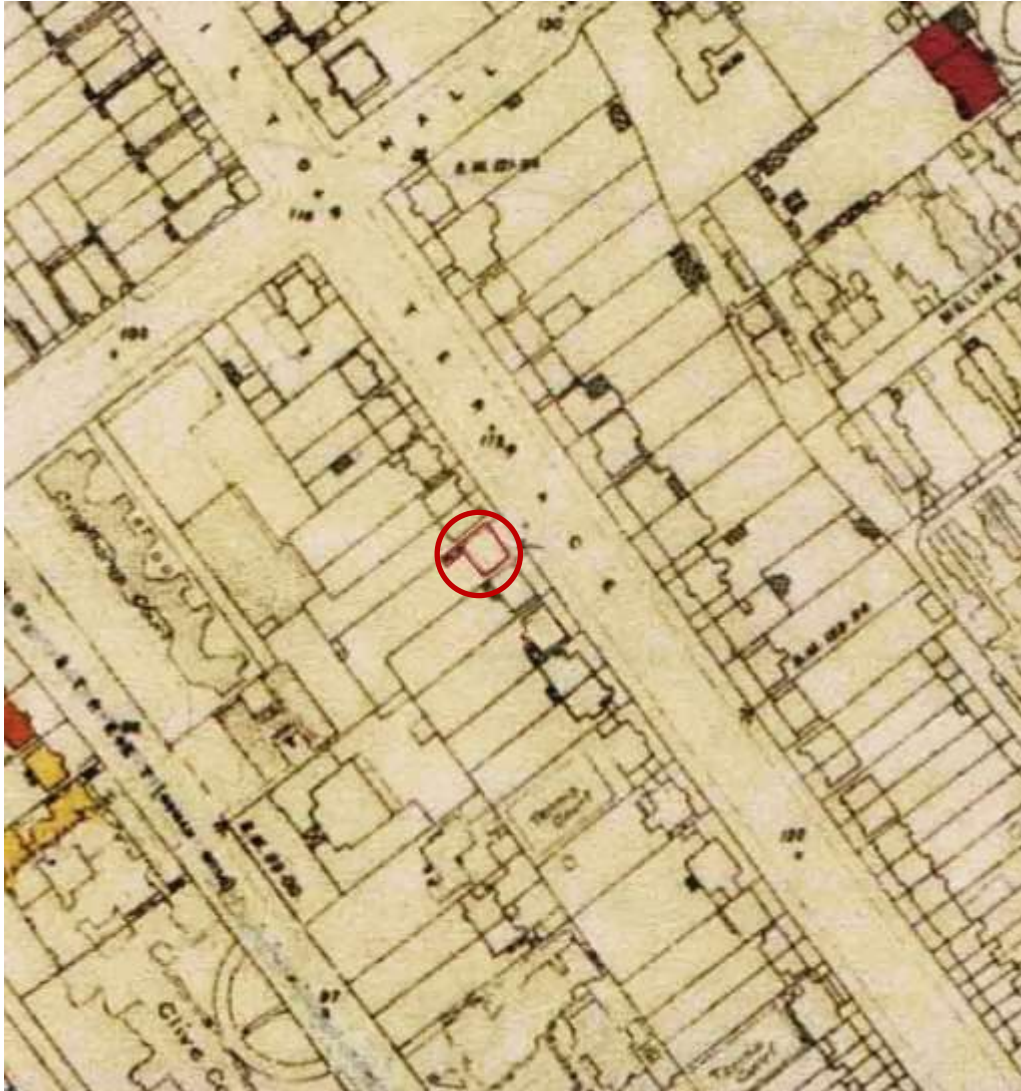


Figure 8 - The Bomb Damage map, 1945. The map shows that this area of Hamilton Terrace, including application site were spared any damage, unlike other areas in London.

- 4.1.8. Further change to the character of the area was brought about by the post-WWII development of bombed and derelict houses. Despite the loss of many of the original houses and gardens, the overall feel of the early elegant character of the area remains to this day.

4.2 HISTORIC BACKGROUND OF 45 HAMILTON TERRACE

- 4.2.1. The Harrow School Estate development of Hamilton Terrace reflected their desire to match the elegance of the Eyre Estate villas. The street features houses with generous walled gardens.
- 4.2.2. The houses found north of Abercorn Place were developed later and only became part of Hamilton Terrace in 1935 after initially being constructed as Upper Hamilton Terrace. This caused a need to renumber the street. Originally, No. 45 was numbered 72 Hamilton Terrace.
- 4.2.3. Although it is not certain when the house itself was constructed, the analysis of the historic maps and the census records show that in 1841, John Clayton, a solicitor, lived there with his family, and it seems that they stayed at least until the 1850s. 1861 Census show that the house was occupied by Henry J Thrupp and his family, and his occupation is listed as fundholder.
- 4.2.4. 1871 census reveals that at the time the house was occupied by Francis A. Green – the School Principal, her cousin Anne C Green, five pupils, and three servants. By 1881, the house was occupied by Frederick Vincent Smith, a retired merchant and his family, who remained to reside there until the 1900s. In 1901, the occupants were Henry Adair Richardson and his servants. By the 1911 census, the occupants were Viktor Henkel, a grain merchant and his family of five with three servants. They have been also registered as living at this address, in 1921 and 1939. It was during this period, in 1935, that the numbering of the street was reordered. Upper Hamilton Terrace was merged with Hamilton Terrace, and number 72 became 45.
- 4.2.5. There was no electoral roll between 1940 and 1944, but the one from 1953 shows that Henkel Lilly still resided in the house, with other two occupants. By 1965, the house was occupied by four families: Attewell William & Hellen, Eric & Florence David, Archibald and Doreen Harlow and Leonard & Yvone Hobbs, which indicates that the property was subdivided into four separate units.



Figure 9 - 1880 OS Map Detail

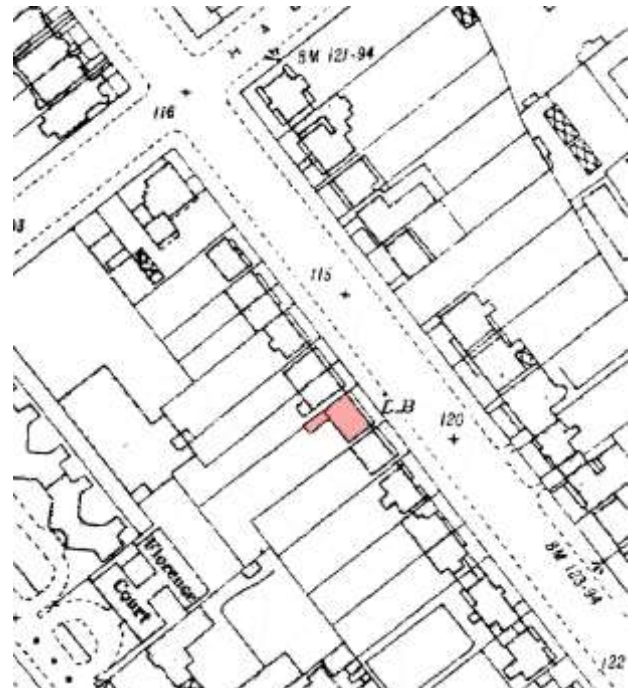


Figure 10 – 1930 OS Map

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Figure 11 – 1950 OS Map

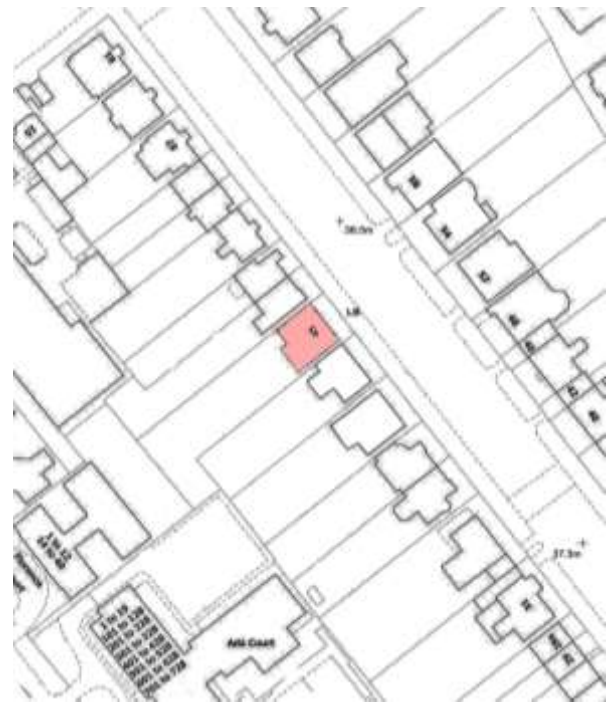


Figure 12 – 2023 OS Map



Figure 13 – 1950s photograph of the subject site (building to the right)

4.3 PLANNING HISTORY

- 4.3.1. Comparison of historic maps shows change to the footprint, mainly at the rear of the house. The earliest plans found in Westminster Archives date from 1978, and 1985.

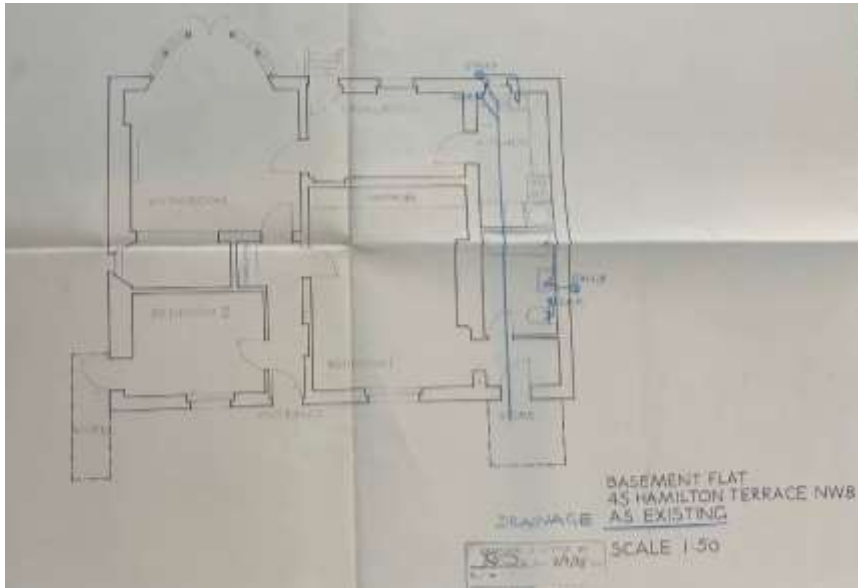


Figure 14 – Drainage Plan, 1978, Basement flat

- 4.3.2. In August 1985, a planning permission was granted to erect a two storey rear conservatory (84/04125/FULL). Furthermore, large rear extension was built, but no details are found in the planning archives, indicating when – so it is presumed that this was also built prior to the building being listed. This extension has probably replaced the curved bay window (added between the 1930s and the 1950s).

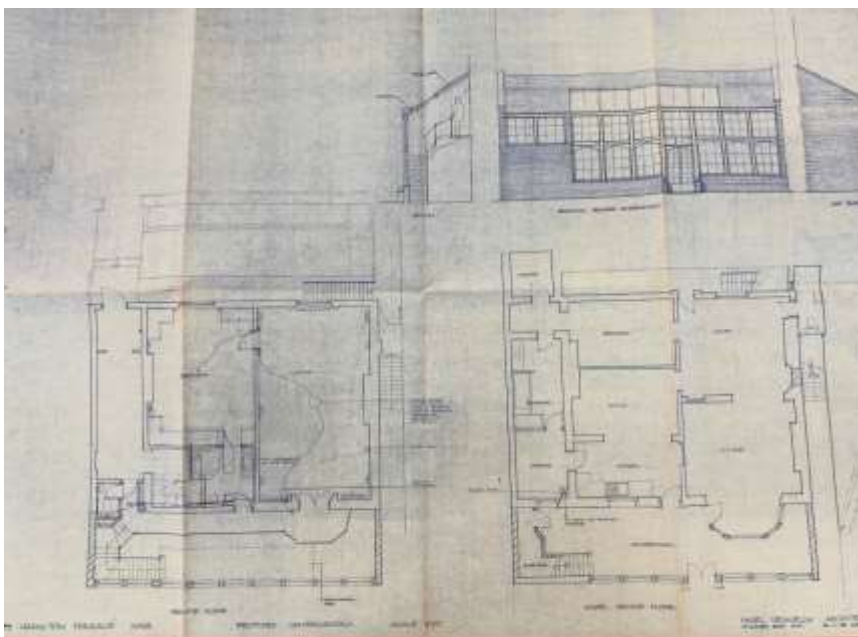


Figure 15 – Plans drawn for 1985 planning permission., prior to house being statutory listed – it was added to the list in 1987.

5 45 HAMILTON TERRACE



Figure 16 - View of the front elevation



Figure 17 - View of the rear elevation

- 5.1.1. No 45 Hamilton Terrace was built between 1830 and 1840, in late Georgian/Regency style, often found implemented on houses of this period. The building is two bays wide and is arranged over three storeys and the basement. The entrance door is set within two-storey side extension. The building is constructed of brick and has a stuccoed front façade. The hipped roof is finished in Welsh slate.
- 5.1.2. The entrance doors are timber panelled with three-paned overlight, set back with architrave and pilasters. The ground floor windows have casements and fixed 6-panes over. They are protected with dense security grilles. There are white painted cast iron balconies. First floor windows are 6-o-6 sashes with thin glazing bars. The second floor windows are casements with balconies and railings.
- 5.1.3. The architectural vocabulary features elements of the *Palladian* style. The original elements partially retained are the front elevation and the hipped roof. The elevation has been altered in past when the original top floor windows (1950s photograph in Fig.13) were replaced with the current ones, (Fig. 16).
- 5.1.4. There is a two-storey rear extension, three-bay wide. It is not clear when this was added, but it replaced the previous curved bay window (which was also later addition found on the plans from 1978).
- 5.1.5. Also at rear, to the left of the rear extension, two-storey lean-to conservatory has been added to the elevation, resembling a drawing from a 1985 application found in the archives, but it is not built as shown on these drawings. It is assumed that this was changed prior to the building being listed.
- 5.1.6. Internally, only the top floors and the attic were inspected. On these levels, very little of the original fabric remains, with modern doors, windows, and a modern chimney piece. The ceiling is "peppered" with spotlights, and the floor finish is modern timber laminate.



Figure 18 - View of the top floor landing, and the main stair balustrade.



Figure 19 – Window to the stairwell.



Figure 20 – stairwell, stairs, and the timber balustrade; ceiling damaged with the water ingress from the roof above;

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Figure 21 – View of the living room area, showing modern doors, stairs to the attic, and modern fire surround. Ceiling has spotlights throughout. Coving is modern. Modern timber floor, in herringbone pattern.



Figure 22 – View of the living room towards modern chimney piece. All windows are casements.

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*Figure 23 – View of the bedroom, and later french window/doors and the balcony Modern coving to the room;
Spotlights to the ceiling;*



Figure 24 – View of second bedroom

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Figure 25 - View of the attic – with a single rooflight. Modern plasterboard to ceiling; low level plane timber panels closing-off the remaining roof area;



Figure 26 – View of the roof area behind the panels



Figure 27 – View of the roof rafters with sarking boards over.



Figure 28 – View of the roof slate and the chimney stack.

6 APPRAISAL OF SIGNIFICANCE

- 6.1.1. This section deals with the 'significance' of this heritage asset based on the findings and analysis available in the previous sections of this document and the photographic survey of the relevant area of the property. It analyses the values heritage assets (in this case, the listed building, and the St John's Wood Conservation Area) may hold.
- 6.1.2. The NPPF points out that "significance derives not only from a heritage asset's physical presence but also from its setting." It defines the "setting of a heritage asset" as "The surroundings in which a heritage asset is experienced." Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- 6.1.3. The methodology used to assess significance follows methods prescribed by Historic England's "Conservation Principles, Policies, and Guidelines" 2008 (CPPG), which recommends testing of various "heritage values." These values are listed as: evidential, historical, aesthetic, and communal.

EVIDENTIAL VALUE

- 6.1.4. CPPG (2008) in Paragraphs 35 and 36 states:

"Evidential value derives from the potential of a place to yield evidence about past human activity"

And

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"

- 6.1.5. No 45 Hamilton Terrace is a physical reminder of the development by the Harrow School Estate, inspired by earlier examples of Eyre Estate detached and semi-detached villas. These speculative developments were undertaken by various builders of those times. The connection to the development of these estates is part of the heritage value of St John's Wood Conservation Area.
- 6.1.6. The principal rooms in the house are on the ground and the first floors. The upper floors have been remodelled, in particular the attic, which was converted into a bedroom. The second floor retains a chimney breast with a modern fireplace. Cornices and skirting appear modern. Windows to front elevation have been altered in the past and are all casements. The attic is transformed into the bedroom and is currently accessed via steep, single-flight stair with no attached balustrade. The hipped roof is covered with Welsh slate.

- 6.1.7. Overall, it is considered that the upper floor and attic retain little of the original fabric, with exception of the main stair, landings and chimney breast in bedroom. The rooms are generally plain and details are of **low** significance. The roof appears of original structure and is considered to be of **moderate** significance.

HISTORICAL VALUE

- 6.1.8. CPPG (2008) Paragraphs 39 and 44 say: *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*
- 6.1.9. *"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value."*
- 6.1.10. The application property is a part of the Harrow School Estate development in St. John's Wood area. The house represents the way in which past people lived in the context of Victorian urban expansion and speculative property development. No particular architect or builder is known to be associated with the house. It is considered that the house retains its associative historical value of **moderate** significance.

AESTHETIC VALUE

- 6.1.11. CPPG (2008) Paragraphs 46 and 47 and 48 say:
- 6.1.12. *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place [...]. Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects"*
- 6.1.13. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.
- "Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure, or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views, and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship."*
- 6.1.14. The building is a detached villa of three storeys with a basement. Its front façade is stuccoed. The aesthetic qualities are mainly held in its exterior, particularly the front elevation. Furthermore, the

aesthetic merit derives from the group expression. Together with its neighbour- No 43 Hamilton Terrace, the subject site presents a consistent sequence within the street, which enhances its setting.

- 6.1.15. Despite this uniformity of these two buildings, the rest of the street consists of a great variety of building styles, reflecting the staged development of the estate.
- 6.1.16. Internally the upper floor(s) retain very little historical detailing or elements of special interest.
- 6.1.17. Overall it is considered that this building as a whole holds the aesthetic value of a **moderate-to-high significance** (this being attributed to the front elevation and the remaining internal elements) and its townscape value within the street and the St John's Wood Conservation Area.

COMMUNAL VALUE

- 6.1.18. CPPG (2008) Paragraphs 54 and 56 say:
- 6.1.19. *"Communal value derives from the meanings of place for the people who relate to it will for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional specific aspects."*
- 6.1.20. *"Social value is associated with Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*
- 6.1.21. The building provides us with evidence about past human activity. It is a reminder of a particular period and style, being part of a development built for the middle classes in the mid-19th century. It communicates information about its past, not only through its fabric, design and appearance but also through its uses. The single-family house was altered when the house was subdivided into flats. However, it preserved its relationship with the Hamilton Terrace and the wider area of St. John's Wood. As such, it retains its communal value, which is considered to be of **moderate** significance.

7 SETTING

- 7.1.1. As well as playing an important part in assessing of the significance of an asset as discussed in the previous chapter, the setting of a heritage asset is important in its own right. Setting is defined in the NPPF as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral."
- 7.1.2. Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets sets out the elements which are considered to contribute to setting, which are the visual considerations, the environmental factors, spatial associations and the understanding of historic relationships.

- 7.1.3. When assessing the contribution which setting makes to significance, it is recognised that the degree of public access to areas where setting may be compromised should not be a consideration, however, it should also be considered that "any proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implication, if any, for public appreciation of its significance."

VISUAL SETTING CONSIDERATIONS

- 7.1.4. Hamilton Terrace is located on the south-west section of the St John's Wood conservation Area. The subject site, other statutory listed buildings within its immediate and wider grounds, and the Conservation Area are the principal heritage assets whose settings can be potentially affected by the proposed development.

VIEWS AND VISTAS

- 7.1.5. The key view to be considered in relation to the application site is the view along Hamilton Terrace, which is identified in the Conservation Area appraisal to be mid-range view. The long views are only available from the end of Hamilton Terrace and those are screened by the existing trees.
- 7.1.6. Visuals of the proposed vs. existing relevant views of the subject site along the Hamilton Terrace have been prepared and analysed (Please see chapter 9).

8 PROPOSALS

EXTERNAL ALTERATIONS

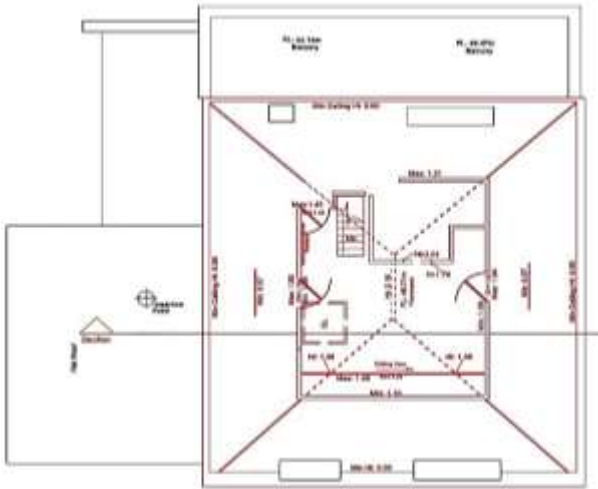
- 8.1.1. The proposal is for the existing hipped roof to be reconstructed as a mansard roof with one rear dormer window, one rear skylight, and one side skylight. The proposed mansard is designed as a traditional double-pitch, set behind a parapet with a coping stone. The dormer is proposed to be timber frame, lead-clad.

INTERNAL ALTERATIONS

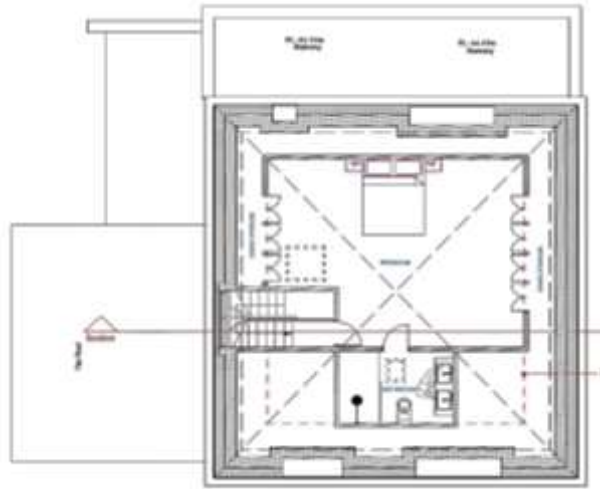
- 8.1.2. Internally, an improvement on the existing timber staircase leading up to the loft space is proposed. The existing staircase is unsafe and non-compliant with current building regulations. Within the new mansard roof, a new bedroom, bathroom and storage space are proposed.

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EXISTING ATTIC PLAN



PROPOSED ATTIC PLAN



EXISTING SECTION



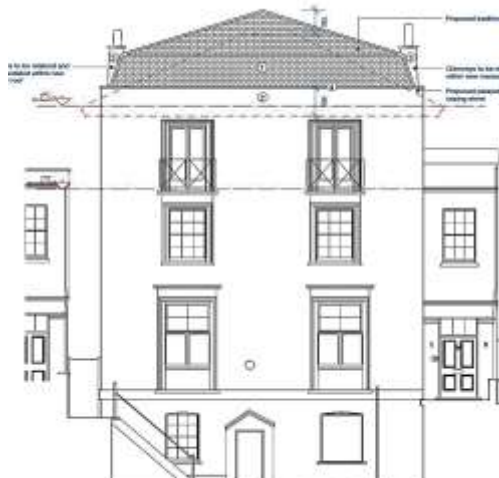
PROPOSED SECTION



EXISTING ELEVATION



PROPOSED ELEVATION



9 IMPACT ASSESSMENT

9.1.1. Following guidance issued by National Planning Policy Framework (2021), Historic Environment Good Practice Advice in Planning: 2 by Historic England (March 2015) and Guidance for assessing the world heritage sites, ICOMOS (updated 2013), a methodology is set that allows for evaluation of an impact on the attributes of identified heritage assets and their significance, in a systematic and coherent way.

9.1.2. The suggested categories of impacts are listed below:

- "negligible" impacts considered to cause no material change;
- "minor" impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction, or change of a low to medium magnitudes for short periods of time.
- "moderate" impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- "substantial" impacts considered to cause a fundamental change in the appreciation of the resource.

9.1.3. The impact of proposals can also be neutral, beneficial, or adverse.

9.1.4. The key impact of the proposed alterations to the significance of this listed building will be replacement of the existing hipped roof with new mansard roof. It is proposed to carefully inspect the existing roof, and dismantle it, in order to keep the existing slate tiles, long timbers, and boarding, in order for them to be reused, where possible. In this way the loss of historic fabric will be reduced. All new timbers will match the existing. The flashing for new dormer and elsewhere on the roof, will be led. The parapet will be of London stock brick, matching the existing. The chimneys are to be retained as current. Internally, new stair will be continuation of the existing main stair.

It is considered that although these proposals will generate impact upon the special interest of the building the impact will be *moderate*, causing *less than substantial harm*, with benefits such as upgrade of the property, and improvement of the way the existing house functions.

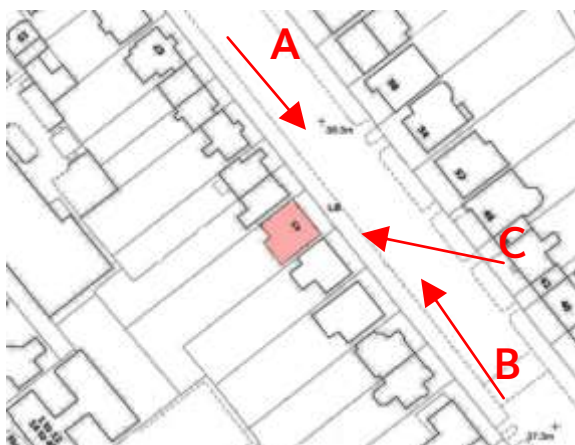
10 VISUAL IMPACT

- 10.1.1. Visual impact assessment aims to appraise the heritage significance of identified views and the potential visual impact of the proposed development. It applies the guidance and evaluation criteria as set out in Historic England's: The Setting of Heritage Assets (2017)
- 10.1.2. Value/ importance of individual heritage assets identified within the view and the value/ importance of the view as a whole are measured as being high, moderate, or low.

ASSESSING THE LEVEL OF IMPACT

- 10.1.3. The assessment of the level of impact attempts to be objective as much as possible, with written deductions on the level of impact. Consideration is given to any change to the significance of the heritage within a view, due to the location, design, scale, mass, silhouette (outline), or materiality of the proposals.
- 10.1.4. Impacts may be beneficial or adverse, of different degrees, such as high beneficial, moderate beneficial, low beneficial, indiscernible/none, low adverse, moderate adverse or high adverse.
- 10.1.5. When evaluating the overall impact on heritage assets or heritage significance within views, it is important to take account of both - the extent of any impact and the value and importance of the resource, which leads to assessing the overall impact of the proposed development. Again, levels of impact are measured in degrees describing proposals as having a major, moderate, minor or negligible outcome/effect.

KEY TO THE VIEWS ANALYSED



AS EXISTING



- 10.1.6. This is a mid-range view, experienced from Hamilton Terrace looking northwards. Mature trees screen the full view of the application site. The view shows a variety of building styles on both sides of this wide street. This view, combined with the value and importance of the heritage assets as a whole, is considered to be of *medium* value.

AS PROPOSED



- 10.1.7. In this view, the proposed roof alteration can be observed; however, the ability to experience the view of the streetscape is retained. It is considered that the overall impact of the proposed development will be *moderate* and will not harm the interest of the conservation area as a whole.

AS EXISTING



- 10.1.8. This is a mid-range view, experienced from Hamilton Terrace looking northwards. Mature trees screen the full view of the application site. The view shows a variety of building styles on both sides of this wide street. This view, combined with the value and importance of the heritage assets as a whole, is considered to be of *medium* value.

AS PROPOSED



- 10.1.9. In this view, the proposed roof alteration is hardly visible, and the ability to experience the view of the streetscape is retained. It is considered that the overall impact of the proposed development will be *moderate* and will not harm the interest of the conservation area as a whole.

AS EXISTING



10.1.10. This is a short-range view of the application site, dominated by the neighbouring No. 43 Hamilton Terrace. The full view of the street scene is shielded by mature trees. This view, combined with the value and importance of the heritage assets as a whole, is considered to be of **medium-high** value.

AS PROPOSED



10.1.11. In this view, the proposed roof alteration can be observed, although the uniformity of the streetscape is still retained. It is considered that the overall impact of the proposed development will be **moderate** in this view and will have "**less than substantial impact**" on the special interest of the conservation area as a whole.

11 COMPLIANCE WITH LEGISLATION, GUIDANCE AND POLICY

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 11.1.1. The legislation context managing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act of 1990. Section 66(1) of the Act requires decision-makers to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" when determining applications which affect a listed building or its setting." Section 72(1) of the Act requires decision-makers with respect to any buildings or other land in a conservation area to pay "special attention [...] to the desirability of preserving or enhancing the character or appearance of that area."
- 11.1.2. The main issues for consideration in relation to this application are the effect of the proposals on the historic fabric of this listed building and St John's Wood Conservation Area. The proposals to upgrade this property involve external and internal alterations, with minor changes to the floor plans. The key element of the proposal is the replacement of the existing hipped roof with a new mansard roof.
- 11.1.3. It is intended to ensure that the minimum amount of historic fabric is lost, with a minor rise of the roof ridge height. The remaining original building will remain legible. The benefits generated by the proposed alterations can mitigate the impact.
- 11.1.4. The conclusion of the impact assessment in the previous section of this statement is that the proposed works have a moderate impact upon the significance of this heritage asset and on the character and appearance of St John's Wood Conservation Area.
- 11.1.5. Overall, it is considered that the special interest of this listed property and the conservation area will be preserved. The proposed alterations will comply with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NPPF (2023)

- 11.1.6. The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018, February 2019, June 2021 and September 2023. It is the principal document that outlines Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets.

With reference to NPPF (2021) Para 189 – 202

- 11.1.7. 45 Hamilton Terrace is a mid-19th century detached house built as a part of the speculative development of the Harrow School Estate. Hamilton Terrace is characterised by a variety of building styles, and architectural detailing, reflecting different stages in the development of the area. Its special interest includes its historical, aesthetic, and evidential heritage values, including its plan form and surviving historic fabric. The house has been listed as a group value. The analysis of the remaining historic fabric was limited to the upper floors, where very little detail exists. The proposals involve the replacement of the existing roof with a new mansard roof, and associated internal alterations.
- 11.1.8. As recommended by NPPF, an assessment of the significance of this Grade II listed building has been provided as part of the application. The applicant has appointed conservation consultants with an established reputation in dealing with a range of high-quality conservation projects and who have been involved in the design and conservation work in all its phases. It is believed that the analysis of the history of the building and the area, its character and context, as well as the assessment of the heritage values of the application site and its setting provided in this document, is proportionate to the importance of the heritage assets being considered. It provides sufficient information for the planning authority to assess the potential impact of the proposed development on the special historical and architectural interests of the relevant heritage assets.
- 11.1.9. The consideration in the preparation of the design concept for the scheme has been an appreciation of the character and historical values of this listed building and its setting within the St John's Wood Conservation Area. The design of the proposals has been informed by an assessment of heritage assets and their significance, ensuring that the special interest of the listed building is sustained.
- 11.1.10. An impact assessment has been undertaken (Sections 9 and 10), and any 'harm' vs beneficial impacts were evaluated to assess the overall impact; it was concluded that the impact would be moderate and that there will be less than substantial harm, with benefits of upgrade of the property to 21st century standards.
- 11.1.11. "Conservation" is defined in the NPPF as: "*the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*" The proposed works will "sustain and enhance the significance of heritage asset [...] putting it to viable use consistent with its conservation". The special architectural and historic interest of this heritage asset will be preserved.

11.1.12. Investments are vital to enable sustainable, dedicated, lasting care of the property. The proposed works will ensure the building's continued life and will retain the overall quality of the building and its setting whilst preserving the status of the Conservation Area.

11.1.13. The proposed scheme complies with NPPF, as it does not lead to the loss of the significance of designated heritage assets.

NPPG GUIDANCE

11.1.14. With reference to NPPG Paragraphs 003, 009,015, 017, 019 and 020:

11.1.15. The proposals understand and accept that the conservation of the heritage asset must be executed in a way that is appropriate to their significance. It is also acknowledged that heritage assets are irreplaceable. Embedded in the proposed works is an understanding of the term 'conservation' being the 'active process of maintenance and managing change'.

11.1.16. It is considered that sufficient information has been provided and used for a proposal to be developed. The applicant wishes to upgrade the existing building, improving the way it functions, thus ensuring the continuation of its residential use.

The impact of the proposals on the significance of the heritage assets has been considered, and it is concluded that the impact of the proposal will be moderate and that the potential harm is less than substantial.

Public benefits of the scheme are contained in the regeneration of this listed building, securing its optimum viable use.

LONDON PLAN (2021)

11.1.17. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policies D1 (London's form, character and capacity for growth), D4 (Delivering Good Design) and D5 (Inclusive Design) of the London Plan 2021 are general development and design policies. Policy HC1 (Heritage conservation and growth) part C is relevant to the assessment of this application.

11.1.18. *"Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and*

identify enhancement opportunities by integrating heritage considerations early on in the design process."

Response:

11.1.19. The proposals are considered to comply with the adopted London Plan (2021). The essence of Policy HC1 - Heritage Conservation and Growth is that heritage assets should be valued, conserved, and re-used and that development should be sympathetic in terms of form, scale, materials, and architectural detail, the tenets followed in this proposal. The proposed replacement mansard roof is designed to be compatible with the historic fabric of the host building and its setting. Overall, the affected heritage assets (the listed building and the surrounding St John's Wood Conservation Area) as a whole will be preserved.

WESTMINSTER CITY COUNCIL POLICIES

11.1.20. With Reference to Westminster City Plan (2019-2040), Policy 39.9:

It is proposed to remove the existing hipped roof and replace it with mansard roof with associated internal alterations to upper floor(s). It is intended to retain as much as possible of the historic fabric of the existing roof and re-use it for the new. The proposals will cause a **moderate** impact but the overall special interest of this listed building will still be sustained.

SUPPLEMENTARY PLANNING GUIDANCE

11.1.21. With Reference to: "Repairs and alterations to listed buildings"

All relevant works and details have been included in the application documents as required. (Policy DES8-d)

The proposed works will have less than substantial harm to this heritage asset. The proposed alterations have been designed to accord with the original architectural ethos, ensuring that the principal elevations and plan form remain dominant. (Policy DES8 – e)

12 CONCLUSION

- 12.1.1. No 45 Hamilton Terrace, a Grade II detached house, is listed primarily for its group value. The building has been altered in the past, with change mainly occurring on the upper floors. Despite these alterations, the building has retained its special interest. Lesser significance has been attributed to the later alterations, including changes to the fenestration and other modern elements (doors, floor finishes, modern fire surround).
- 12.1.2. This report provides information which will enable the planning authority to assess the likely impact of the proposed works on the special historical and architectural interest of this heritage asset. In order to identify the heritage values and character of the building, an analysis of its origin, the way it changed over time, the form and state of its constituent elements and materials, and how the place is connected to past people/events and aspects of life has been undertaken. This analysis is presented in the sections dealing with the history and in the assessment of its significance (chapters 4-7).
- 12.1.3. Proposed are the alterations to the existing roof, with associated internal changes. The new mansard roof is designed to respect the existing building's form. Proposed changes will improve and upgrade the way the existing property functions.
- As required by NPPF, the consideration of the impact and potential 'harm' of the proposal has given weight to its conservation and to the avoidance of "harm" that may reduce the value of the relevant heritage assets. As a result of the analysis of the significance of the building and assessment of the impact, the conclusion has been reached that there will be *less than substantial* harm to the significance of this listed building and conservation area, mitigated by the benefits of the upgrade and ensuring its continued residential use.
- 12.1.4. Historic England "Conservation Principles" and the NPPF define conservation as "managing change." NPPF recognizes that change and adaptation must occur if historic buildings are to survive at all. This can be achieved only with a considerable investment in the repair, maintenance, and enhancement of properties, as here is the case. It is considered that the proposal complies with the National and Local policies and guidance for the historic built environment.

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact hello@fullerlong.com

