

combines this design approach with an initiative to make such links into a coherent network of 'greenways'. See Appendix 5 for further detail.

### **Policy DC2 Heritage assets**

**Preserve or enhance the Dartmouth Park Conservation Area, historic buildings and buildings of architectural merit and their settings, by:**

- (a) in the case of developments within the Dartmouth Park Conservation Area, including alterations or extensions to existing buildings, ensuring that the development preserves or enhances the character or appearance of the Conservation Area;
- (b) in the case of Listed Buildings, only permitting development where the design of the development is demonstrated to be of a high standard led by the character, appearance and scale of the Listed Buildings themselves;
- (c) in the case of development affecting any of the buildings (or the setting of any such buildings) that make a positive contribution to the character or appearance of the conservation area, as identified in the Conservation Area Appraisal (Appraisal Appendix 2), only permitting development that is designed to a high standard, or preserves or enhances the character or appearance of the conservation area and makes a positive contribution to local distinctiveness;
- (d) in the case of development affecting any of the locally listed and other heritage assets identified in Appendix 2, or their settings, only permitting development that is designed to a high standard; and
- (e) encouraging developments to preserve, repair and reinstate historic street furniture, materials and similar elements, including but not limited to granite sets and kerbstones and York stone paving, where the development has an impact on those elements.

#### **Justification for Policy DC2:**

- 3.21 Policy **DC2** recognises the special status of the Dartmouth Park Conservation Area and of legally protected (listed) buildings and their settings. National legislation, Camden's Local Plan Policy D2 (Heritage) and the Conservation Area Appraisal all recognise the importance of preserving and enhancing these special buildings and their settings.
- 3.22 Much of the Neighbourhood Area falls within the Dartmouth Park Conservation Area. The special interest of the area, and strategies for managing change, are set out in the Conservation Area Appraisal. However, despite its conservation area status, Dartmouth Park is at risk of insensitive development that would undermine the integrity

and coherence of the conservation area, its buildings and their settings. In line with the strategies in the Conservation Area Appraisal, Policy **DC2(a)** seeks to ensure the preservation or enhancement of the Conservation Area.

3.23 Policy **DC2(b)** applies at the level of individual buildings, whether or not they are located within the Conservation Area. A number of Listed Buildings make an exceptional contribution to the character of the area. This is particularly true of Grove Terrace, a Grade II\* Georgian terrace, which in effect forms a grand entrance to the Area from Highgate Road. At the other end of the architectural spectrum, the terrace of modernist houses at 22-32 Winscombe Street by Camden Council architect Neave Brown forms an almost secret enclave surrounded by an area mostly characterised by Victorian terraces of a similar scale. Given the important contribution these and other Listed Buildings in the Area make to its character, any development affecting a Listed Building or its setting should be of the highest design standard. While this does not preclude innovative design, it does require that development be driven by the character, appearance and scale of the Listed Buildings themselves, so as to preserve the integral relationship between the buildings and their context.



Grove Terrace/Highgate Road, listed Grade II\*

3.24 **DC2(c) and (d)** make provision for the more varied circumstances where development proposals affect other significant buildings or heritage assets in the Area. These include the 'buildings that make a positive contribution' recognised in the Conservation Area Appraisal (Appraisal Appendix 2), as well as buildings or features on Camden's

local list and the other significant or historic buildings or features identified in Appendix 2.

- 3.25 There are currently 7 buildings or other heritage assets in our Area on Camden's local list; see the list in Part A of Appendix 2. In addition to those buildings, the Forum has identified additional buildings and assets that we believe merit protection but that are not currently on Camden's local list; these are identified in Part B of Appendix 2. While this latter group will be put forward for inclusion in Camden's local list, we understand that it is uncertain whether those already identified as positive contributors to the conservation area will be added to the local list. This is because they already benefit from some protection under paragraph 200 of the NPPF. They nevertheless are highly valued by residents of the Area, who would like to see their significance recognised locally. For all these buildings, while alteration and improvement to the residential stock is allowed and encouraged, they should be designed to a high standard.
- 3.26 **DC2(e)** addresses the need to consider the preservation, repair and reinstatement of historic elements which reinforce the Conservation Area's predominantly 19th century character, such as granite setts and kerb-stones (see Conservation Area Appraisal p.43 and Appraisal Appendix 6, which lists key features, including where original York stone paving survives). Where a development will have an impact on such features, therefore, we encourage the preservation, repair and reinstatement of those elements as appropriate.