Heritage comments

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| App reference | | | Case Officer | | |
| 2022/2636/P | | | Jane Wylie | | |
| More info needed – see officer | No objection | No objectionSTC | | Concern Raised – see officer | Objection- see officer |
|  | X |  | |  |  |

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| Heritage asset name | Heritage status [delete as appropriate] |
| Manor Court | South Hampstead CA |
| Summary of significance | |
| Manor Court is a mid-20th century block of flats located in the South Hampstead Conservation Area.  The significance of the Conservation Area derives from its survival as a good example of a leafy, Victorian suburb, with a largely similar scale and character throughout. Manor Court contributes to this significance by being a relatively modest addition of an appropriate scale within its setting. | |
| Comment | |
| Permission is sought for an additional story to be added to the block. The proposed storey is of a flat roofed design and will provide additional housing. The application site comprises two low rise blocks of concrete and brick construction with large expanses of glazing providing a horizontal emphasis. The existing building is flat roofed.  The surrounding street scene is varied with properties of differing heights, architectural treatments and roof forms. The neighbouring buildings either side of the property are taller and of a differing scale to the application site. Given this setting, the proposed additional storey will sit comfortably within the street scene and will not cause harm to the established form in this part of the Conservation Area.  The South Hampstead Conservation Area and Management Appraisal states that  *‘The variety of roof forms in the area means that each proposal must be carefully judged on its design merits; alterations should not result in increased visual bulk to the*  *roof, nor should they draw more attention that existing to the roof slope’.*  The shape and massing of the proposed extension responds well to the existing proportions of the host building and the proposed setback reduces its visual prominence. The materials are considered appropriate in relation to the host building and will not draw undue attention to the proposed addition. | |
| Impact on significance/Suggested amendments | |
| **No harm**  The proposals will preserve the character and appearance of the Conservation Area and the host buildings themselves. | |
| Relevant Legislation, Policy and Guidance | |
| Planning (Listed Buildings and Conservation Areas) Act 1990  National Planning Policy Framework: Chapter 16 Conserving and enhancing the historic environment  National Planning Practice Guidance: Conserving and Enhancing the Historic Environment  Camden Local Plan Policy D2  South Hampstead CAA document | |