



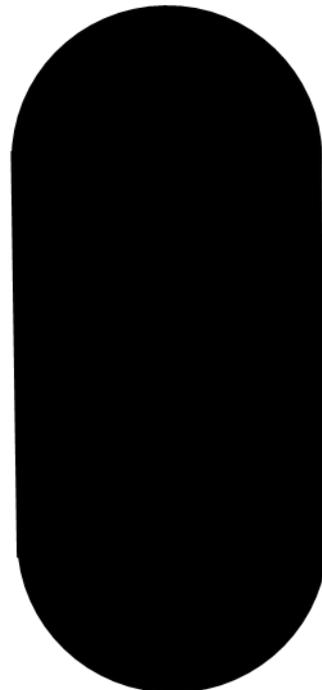
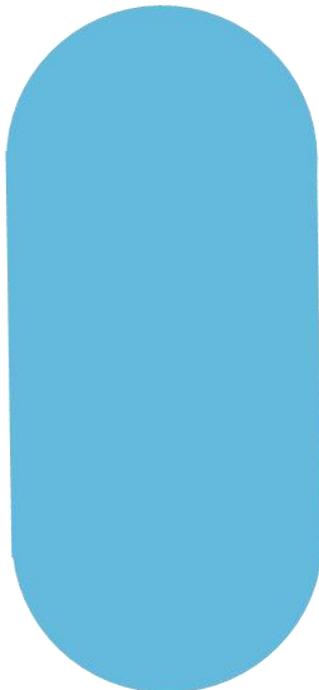
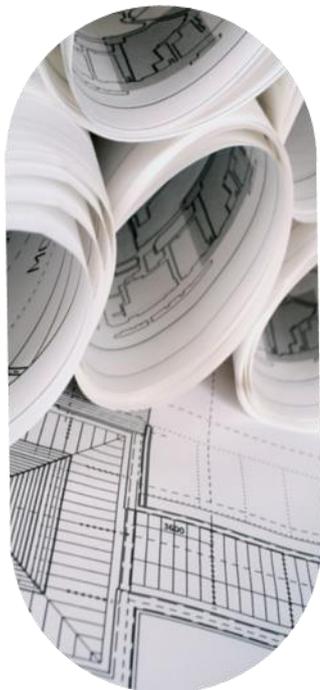
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**MR CHARALAMBOS LOIZOU**

**182 REGENTS PARK ROAD, LONDON**

**HERITAGE IMPACT ASSESSMENT**

August 2023



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**Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ**

[www.marrons.co.uk](http://www.marrons.co.uk)



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## EXECUTIVE SUMMARY

In August 2023, Marrons were commissioned by Mr Charalambos Loizou to compile a Heritage Impact Assessment Statement to support an application for planning permission for proposed development at 182 Regents Park Road, London, NW1 8XP. This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it.

The Site lies within the Primrose Hill Conservation Area. In its current form, the Site makes high positive and minor negative contributions to the conservation area. Negative aspects are entirely associated with the front boundary treatment of the forecourt and on street car parking.

The proposed works would bring about both very minor degrees of enhancement and harm to the character and appearance of the conservation area. Harmful effects are entirely associated with the presence of a parked vehicle, which will partially infill the open forecourt of Number 182 Regents Park Road. Although not an exact replica of the configuration of traditional forecourts in the conservation area, physical works to the front plot of 182 Regents Park, alongside the removal of a car from the highway, would bring about a very minor degree of enhancement to the character and appearance of the conservation area.

Accounting for the significance of the forecourt and boundary wall, and the magnitude of the contribution they make to the character and appearance of the conservation area, the cumulative impact of the proposed development upon the character and appearance of the conservation area will be neutral.

The scope and detail of the physical works proposed by the scheme are well formed around the character and appearance of the conservation area, as derived from its historical interest, adhering to the guidelines set out in the Primrose Hill Conservation Area Statement.

The proposal to park a vehicle within the forecourt of the Site brings about a negligible degree of harm to the character and appearance of the conservation area. The impact is unlikely to be capable of further mitigation in this scenario. The parking provision is clearly and convincingly justified through its provision of safe at-grade access to a vehicle, access to an electric vehicle charging point and the loss of on street parking.

The works align with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 189, 199, 200, 206 of the NPPF, Policies DN2 and D2 of the Camden Local Plan (Adopted 2017) and Section 6 of the 'Access for All' Camden Planning Guidance.

In respect of the Primrose Hill CA Article 4 Direction of 1983, the removal of Permitted Development Rights is not intended to prevent works, but is a mechanism to control them in accordance with the Development Plan.

Overall, the proposed development should be afforded no weight, either for or against, in the planning balance on the grounds of the prevailing framework of planning law, policy and guidance associated with the conservation of the historic environment.



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## ACKNOWLEDGEMENTS

This report was written by Brixie Payne and Adam Partington and verified by Adam Partington of Marrons. The study was commissioned by Mr Charalambos Loizou, and thanks are due in this regard.



# 1 INTRODUCTION

## PROJECT BACKGROUND

1.1 In August 2023, Marrons were commissioned by Mr Charalambos Loizou to compile a Heritage Impact Assessment Statement to support an application for planning permission for proposed development at 182 Regents Park Road, London, NW1 8XP, National Grid Reference TQ 27991 84186, henceforth referred to as “the Site” (Figure 1).



Figure 1: Site location

- 1.2 This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.
- 1.3 Of note is that the HIA was prepared in response to an objection raised by the Primrose Hill conservation Area Advisory Committee on the 20<sup>th</sup> July, 2023. This assessment provides additional detail by way of response to the comments.



## THE SITE

### LOCATION

1.4 The Site is located in north-west London in the Primrose Hill area. Primrose Hill itself is ca. 250m to the south-west of the Site, whilst Regent’s Park is located ca. 500m to the south. The Site is the end of a row of five 19<sup>th</sup> century villa-style terraces. The property is currently in use as a family home.

### PROPOSED WORKS

- 1.5 Removal of the existing front boundary wall and creation of new, permeable paved vehicular access for car parking; new electric vehicle charging point; removal of existing front yard staircase and replacement with a new staircase; erection of a new bin store, and new and extended metal railings along the front boundary and at the top of the basement courtyard; new soft and hard landscaping.
- 1.6 For full details of the proposed development, please refer to the application submission documents.

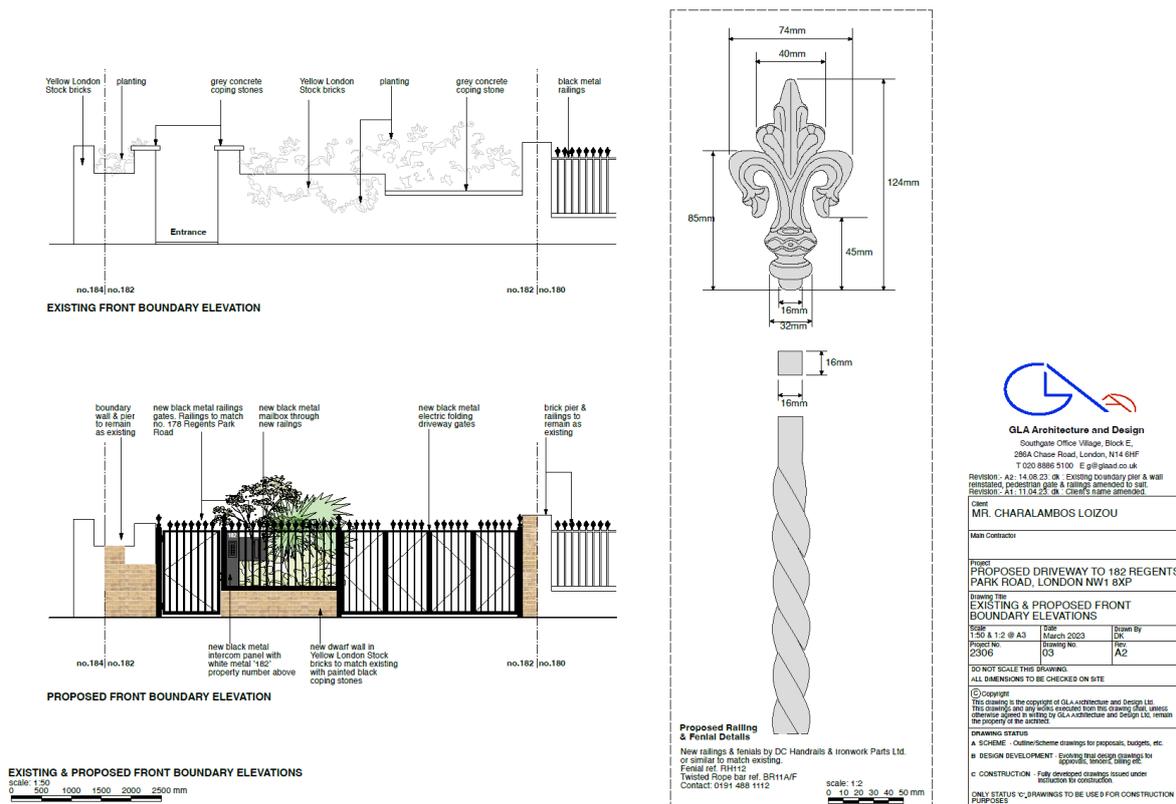
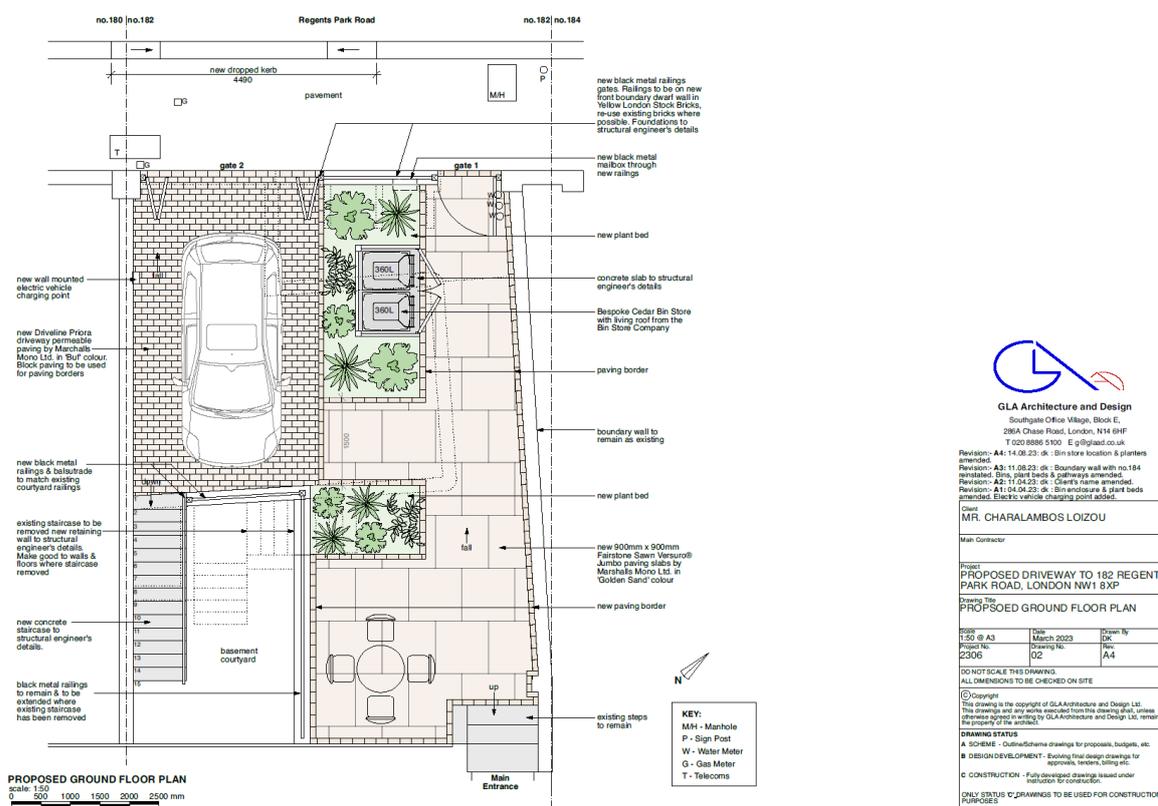


Figure 2: Proposed front boundary elevation, courtesy of GLA Architecture and Design



**GLA Architecture and Design**  
 Southgate Office Village, Block E,  
 28&A Chase Road, London, NW4 6PF  
 T 020 8886 5100 E g@glad.co.uk

Revision - A4: 14.06.23: ok: Bin store location & planters amended.  
 Revision - A3: 11.08.23: ok: Boundary wall with no 184 revealed. Sign, gate posts & railings amended.  
 Revision - A2: 08.03.23: ok: Layout name amended.  
 Revision - A1: 04.04.23: ok: Bin enclosure & plant beds amended. Electric vehicle charging point added.

Client  
**MR. CHARALAMBOS LOIZOU**

Main Contractor

Project  
**PROPOSED DRIVEWAY TO 182 REGENTS PARK ROAD, LONDON NW1 8XP**

Drawing Title  
**PROPOSED GROUND FLOOR PLAN**

Issue	Date	Drawn By	Check By
1/20 @ A3	March 2023	GC	GC
Project No.	2206	Drawing No.	02
		Rev.	A/4

DO NOT SCALE THIS DRAWING  
 ALL DIMENSIONS TO BE CHECKED ON SITE

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**DRAWING STATUS**

A. SCHEME - Outline/Scheme drawings for proposals, budgets, etc.  
 B. DESIGN DEVELOPMENT - Showing final design drawings for approvals, tender, selling etc.  
 C. CONSTRUCTION - Fully developed drawings issued under instruction for construction.

ONLY STATUS 'C' DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES

Figure 3: Proposed ground floor plan, courtesy of GLA Architecture and Design

## MOTIVATION & JUSTIFICATION

- 1.7 The front garden area has a stepped access from the street, which is not suitable for the current and longstanding occupant of the property and as such an at-grade access solution is sought to and fro the street. The current access is also understood to be too narrow to allow easy use by a wheelchair user.
- 1.8 The property currently benefits from an exclusively allocated disabled car parking space immediately adjacent its front boundary wall. Although an important amenity, the space does not permit electric charging nor does it allow for safe access to a vehicle accounting for active traffic, cyclists and other road users along the busy Regents Park Road.
- 1.9 The front garden plot is an important amenity for the longstanding occupant who is unable to reach the rear garden as access is by stairs only. Its use in this respect is of particular importance due to the personal health requirements of the occupant.
- 1.10 Although the current plot has some pleasant qualities, the front boundary wall is modern, poor in construction and character and in deteriorating condition. A modest landscaping scheme will enable improved access, including for a vehicle and the creation of accessible open space alongside the accommodation of wheelie bins within storage units.



- 1.11 The allocation of a car off the public highway will reduce the number of cars parked along the carriageway.

## SCOPE OF STUDY

- 1.12 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that may be directly or indirectly impacted upon by the proposed development.

- 1.13 The objectives of this study are to:

- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of heritage assets;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

- 1.14 Research sources consulted for this study comprise published references and maps.

- 1.15 Online resources were consulted where available and included (but not limited to):

- National Heritage List for England, an up-to-date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
- Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage
- The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps ([www.old-maps.com](http://www.old-maps.com)) for a range of maps from 1851 to the present day
- Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
- Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
- Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
- Census records accessed online via [Genealogist.co.uk](http://Genealogist.co.uk)



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## PLANNING CONTEXT

### LEGISLATION AND NATIONAL POLICY

- 1.16 There is national policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.
- 1.17 The National Planning Policy Framework (NPPF), published in 2012 and last updated in 2021, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

### LOCAL PLANNING POLICY

- 1.18 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the jurisdiction of Camden Council, which is currently subject to policies set out within Appendix 2.
- 1.19 The Site is located within Primrose Hill Conservation Area. The Area is subject to an Article 4 Direction (adopted March 1983) which removes permitted development rights for properties within the area. The Article 4 Direction is reproduced in full in Appendix 2.
- 1.20 A Conservation Area Statement has been produced by the council (Camden Council, 2000), and according to *Policy D2: Heritage* in the Camden Local Plan (2017) '*In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas*'.
- 1.21 Camden Planning Guidance 'Access for All' Adopted in March 2019, is relevant to the application in respect of the need to balance the requirement to provide access with the conservation of heritage assets.

## PLANNING HISTORY

- 1.22 A search of Camden Council's planning website was undertaken. Four records were found relating to the Site since 1978, all of which are outlined in the table below.



Planning Reference	Application Summary	Date	Status	Decision
2023/2555/P	Removal of the existing front boundary wall and creation of new, permeable paved vehicular access for carparking; new electric vehicle charging point; removal of existing front yard staircase and replacement with a new staircase; erection of a new bin store, and new and extended metal railings along the front boundary and at the top of the basement courtyard; new soft and hard landscaping	Jun 2023	Registered	N/A
36537(R2)	The change of use to four self-contained dwelling units including works of conversion and the erection of a roof extension at the rear and a spiral staircase at rear ground floor level.	Oct 1983	Decided	Conditional Approval
28215(R)	Change of use and works of conversion to the basement and ground floors to form a maisonette.	Aug 1979	Decided	Conditional Approval
26171	Change of use and works of conversion, including the erection of an additional floor to the existing side extension, the enlargement of the front basement well and its enclosure by a steel balustrade and the erection of a timber staircase to rear ground floor level to provide four self-contained flats.	Jul 1978	Decided	Conditional Approval



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## CURRENT APPLICATION 2023/2555/P

- 1.23 As part of the current application submitted to Camden Council on 20<sup>th</sup> July, 2023, the Primrose Hill Conservation Area Advisory Committee (PHCAAC) submitted a comment which is reproduced in full below:

*Strong objection. No 182 Regent's Park Road is the end house of a terrace which forms an important group in the conservation area, the houses recognized as making a positive contribution to the conservation area. This contribution consists not only of the built architecture of the terraces, but also their generous front gardens. The front garden of the application property has well-established planting, including substantial shrubs, and contributes significantly to the ecology of the area, as well as to the character and appearance of the conservation area. These gardens are recognized in the Primrose Hill Conservation Area Statement (current SPD) at p. 19 as are the medium height brick boundary walls. The loss of these boundary walls, and the creation of car-parking spaces in the front gardens, were a key motivation for the securing of the Primrose Hill CA Article 4 Direction of 1983. The Article 4 Direction also demonstrates that the loss of these walls in other properties in the conservation area does not constitute a valid precedent for further loss: indeed, it witnesses to the need for full protection of the surviving front boundary walls.*

*The PHCA Statement also emphasizes, at PH36 p. 33, the importance of the original boundary style which should be respected: this style is medium height brick walls. We also note that the gardens and boundary walls to the north-east side of Regent's Park Road contrast with the treatment of the historic institutional and commercial property opposite, as well as with the more commercial section of Regent's Park Road. This contrast is significant in the character and appearance of the conservation area. The loss of both the front wall and the substantial planting to the existing front garden would neither preserve nor enhance the character and appearance of the conservation area, but would harm important elements in that character and appearance. We note that the applicant also seeks to relocate the existing boundary wall between nos 182 and 184 Regent's Park Road. This is a matter of disputed ownership. The proposed relocation affects significant elements of the application, for example the location of recycling bins and the proposed width of the access path. We question the validity of the application as it stands. We do not question the medical needs outlined in the application, but request a solution that meets the individual needs as well as respecting the value of local community heritage.*



## 2 HISTORICAL DEVELOPMENT

A brief historical background is given here to provide an immediate context to the Site.

**N.B.** *The historical background provided in the Primrose Hill Conservation Area Statement (Camden Council, 2000) has proved an invaluable resource in tracing the development of the area and, where referred to, has been fully referenced.*

- 2.1 The area in which the Site is located remained undeveloped until the 19<sup>th</sup> century, being covered by open fields and small lanes during the Medieval and Post-Medieval periods. Much land within the conservation area was owned by Lord Southampton, as well as Eton College and the Crown Estate (Camden Council, 2000).
- 2.2 In the 17<sup>th</sup> century, the Chalk Farm Tavern was located on the site of what is now 89 Regent's Park Road, ca. 100m to the south-west of the Site. The tavern was notable because of its extensive pleasure gardens which extended along Berkley Road, Sharples Hall Street and Regent's Park Road (Camden Council, 2000). It is likely that the Site sat just to the north of the pleasure gardens, in agricultural land to the immediate north.
- 2.3 Throughout the 19<sup>th</sup> century, increased trade and prosperity meant that London grew to become the largest city in the world, with the population rising from just over 1 million in 1800 to over 6 million in 1900 (GB Historical GIS/University of Portsmouth, n.d.). Intensive periods of building took place across the city and although London was also home to extreme poverty and overcrowding, many fashionable neighbourhoods developed for wealthy residents who enjoyed the prestige and amenities that London living offered.
- 2.4 Primrose Hill itself was one such area which developed during the 19<sup>th</sup> century. Large-scale infrastructure was developed in the area, with Regent's Canal completed in 1820 located to the south-east of the Site and the construction of the London and Birmingham Railway in the 1830s ca. 100m to the north of the Site (Camden Council, 2000).
- 2.5 In 1840, the Southampton Estate was sold for development in freehold plots. A plan from this time shows the envisioned a pattern of development for the area (Figure 4). Interestingly, the plan reflects an intention to deviate from the stricter layouts of contemporary and earlier residential districts (e.g. Belgravia) with their continuous rows of classically styled townhouses, towards a residential parkland suburb that prioritised detached and semi-detached villas set within open space and garden plots.
- 2.6 Although the basic road layout of the area was delivered according to the plan, including the curving Regent's Park Road and cross section of Fitzroy Road and Chalcot Road, the established pattern of higher density townhouses prevailed. Indeed, the plan shows that originally, the section of Regent's Park Road on which the Site sits

was intended to be developed with only six semi-detached villas set within large garden plots.



Figure 4: Plan of the Estate in the vicinity of The Regent's Park & c. being a portion of the Freehold Ground Rents of the Lord Southampton (1840), held by British Library Old Maps Online, approximate Site location circled in red

- 2.7 The Southampton Estate had been largely developed by 1870 (Camden Council, 2000). Ordnance Survey (OS) mapping published in 1875 shows the wide roads lined with terraced villas built in a variety of plan forms (Figure 5), variations on which reflect different development units. The area was distinctly middle class and both manufacturing (notably piano manufacturing) and the arts played a significant role in its development.



Figure 5: London (First Editions c1850s) XVI Ordnance survey (OS) map, 25 inch, surveyed 1870 and published 1875

- 2.8 The exact date of the construction of the building on the Site is unknown, although it was likely built at an early time in the 30 year span between 1840 and 1870. Historic Ordnance Survey (OS) mapping published in 1875 (Figure 6) shows the completed run of two terraces along this part of Regent's Park Road. Although largely of a similar size and massing, there are some differences in the planform of the properties, with some having projecting bay windows to the front and/or small projecting wings to the rear.
- 2.9 The planform of the Site is shown as almost square, with a small recess to the north-eastern corner and a small gap between the Site and neighbouring 184, separating the two terraces. All properties in both terraces have regularly sized front and rear gardens, with front garden boundaries forming a continuous line along Regent's Park Road.
- 2.10 Mapping clearly shows variations in the character of the front gardens. The spaces vary from densely planted with trees, open garden space formally arranged around a centrally planted tree, or trees along the plot boundaries. Others have no planting shown.



- 2.11 Notably, trees are commonly located along the front boundary of gardens directly abutting the road suggesting that carriageways too the form of boulevards with avenues, as is common to the suburbs.
- 2.12 The Site is shown with one tree planted hard against Regent's Park Road and another two trees planted along the north-eastern boundary of the front garden.

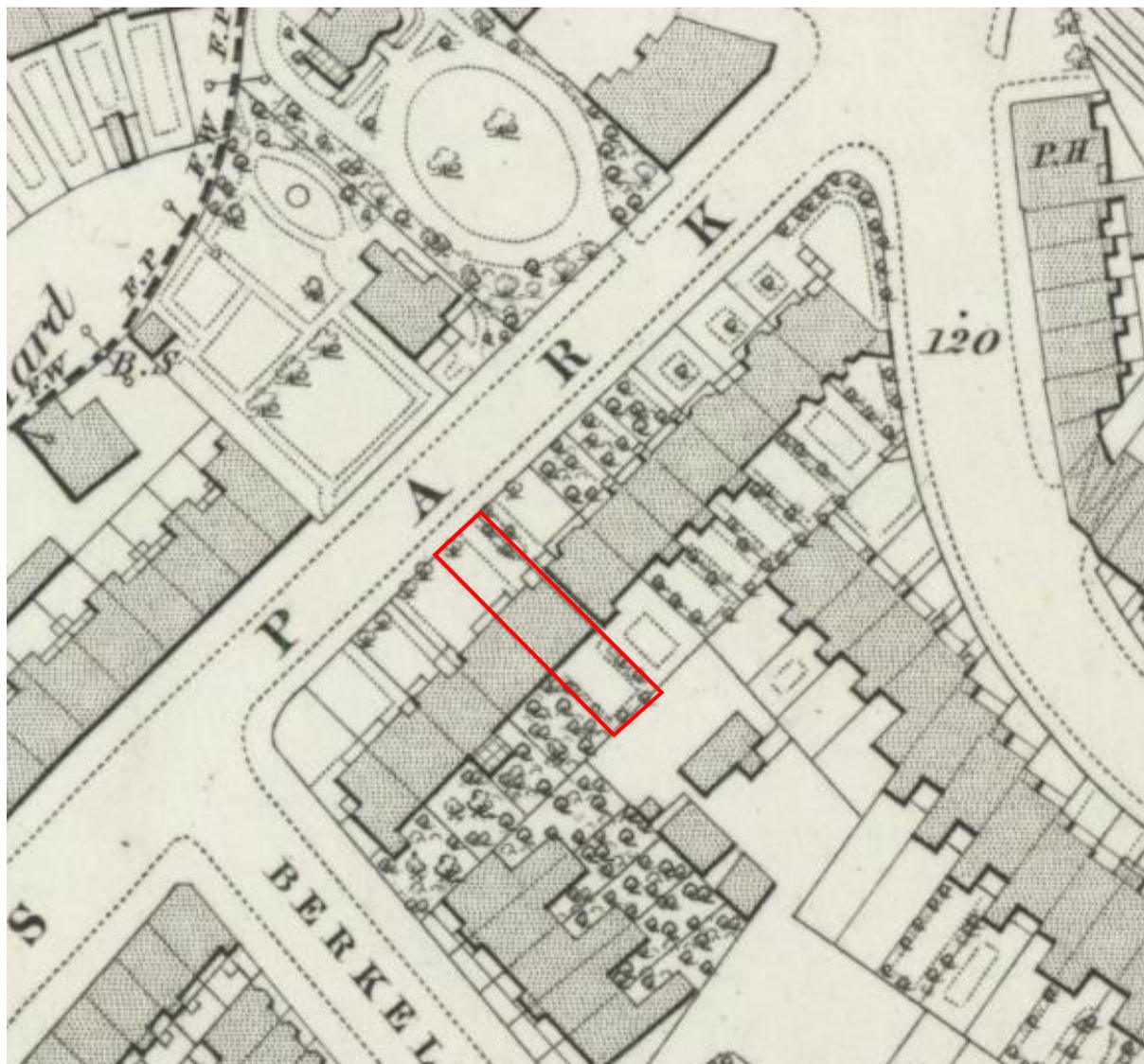


Figure 6: London (First Editions c1850s) XVI Ordnance survey (OS) map, 25 inch, surveyed 1870 and published 1875, approximate Site location outlined in red

- 2.13 The 1891 Census records the occupants of the Site as Robert Corkling living at the with his wife, three adult children and one servant. Corkling's occupation is listed as a financial agent. The Corkling family is still residing at the property in 1901. Robert Corkling's daughter, Mary Corkling, was a painter and food reformer. She is listed in the 1901 Census as a lecturer, reflecting her role as a significant speaker within the social and food reform circles and as leader of the Bread Reform League, extolling the health virtues of wholemeal bread over cheap white bread.



- 2.14 Insurance mapping from 1900 (Figure 7) shows the area at the turn of the 20<sup>th</sup> century. Whilst the properties within the immediate vicinity of the Site were dwellings, the properties to the south-west of the Site along Regent’s Park Road were shops, forming a small high street, as is still the case today.



Figure 7: Insurance Plan of London North West District Vol. C: sheet 28 (1900), held by British Library Old Maps Online, approximate Site location outlined in red

- 2.15 During the Second World War, the area suffered bomb damage meaning a number of properties in the area were either destroyed or damaged considerably, requiring subsequent rebuilding. Sporadic modern development and redevelopment occurred to the area throughout the second half of the 20<sup>th</sup> century and the area was designated a conservation area in 1971 (Camden Council, 2000).



Figure 8: Modern aerial imagery of Regents Park Road, (2023) © Google Earth, approximate Site location outlined in red



## 3 IMPACT ASSESSMENT

### SCOPE OF ASSESSMENT

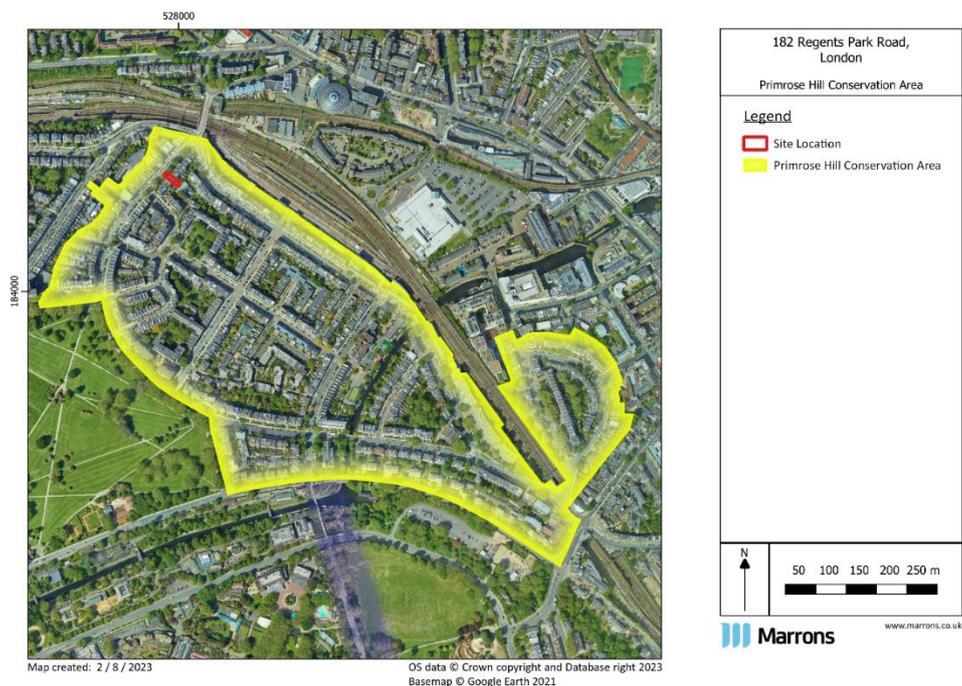
- 3.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.
- 3.2 The scope of assessment gives due respect to Paragraph 194 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

### DIRECT IMPACTS

- 3.3 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the significance of heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 3.4 Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.
- 3.5 Works that erode those elements of a heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.
- 3.6 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.
- 3.7 There is one designated heritage asset, the Primrose Hill Conservation Area, within the Site boundary.



## PRIMROSE HILL CONSERVATION AREA



### Description

3.8 The Primrose Hill Conservation Area was designated in October 1971 and extended to include the north part of Erskine Road in June 1985. A Conservation Area Statement (PHCAS) was produced by Camden Council and was adopted in December 2000. The conservation area is split into four sub-areas (Figure 9).

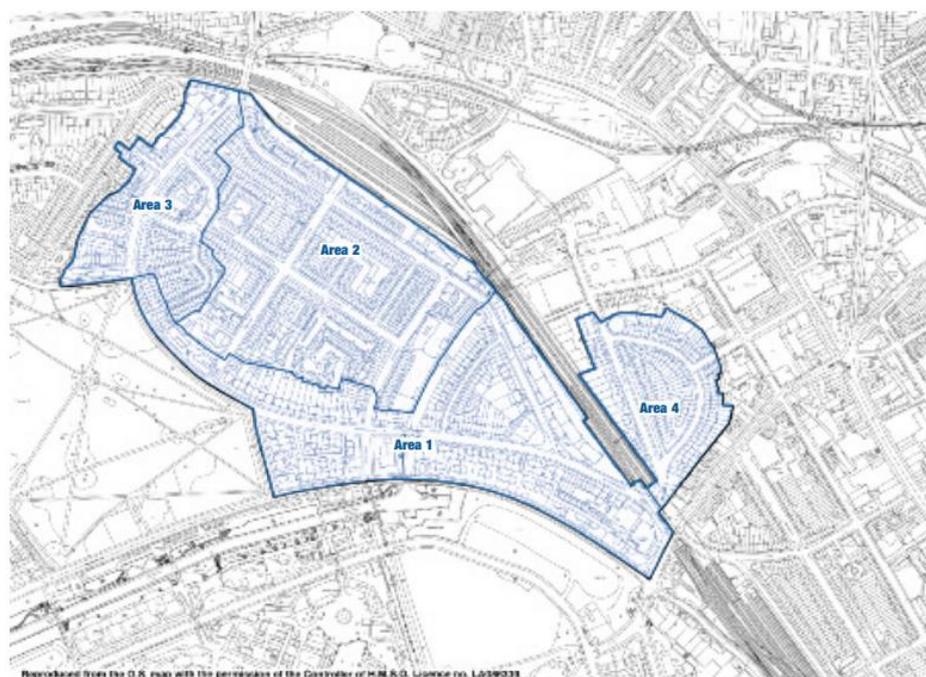


Figure 9: Four Sub Areas of the Primrose Hill Conservation Area, map from the Primrose Hill Conservation Area Statement



- 3.9 In respect of the formal status of the document, the introduction of the PHCAS states that *'The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement is part of SPG and gives additional detailed guidance in support of UDP policies.'*
- 3.10 The UDP has since elapsed and the current list of SPG on the council's website does not include the PHCAS. Acceptably the document is required to be produced and maintained according to Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Consultation has been undertaken accordance with Section 71 (2) of the Act, but it is unclear whether this was sufficient to establish its status as SPG. As such its formal status as SPG is uncertain.
- 3.11 The Site sits within the *Regent's Park Road North* Sub-Area, the description of which is reproduced below:

#### Introduction

*This sub area is located to the north of the Conservation Area. The southern part of the area slopes steeply from east to west, towards Primrose Hill. The north boundary is defined by the railway line and the west boundary follows the former St. Pancras Borough boundary.*

#### Principal Roads

*Regent's Park Road is the principal road that curves along its entire length and is wide with groups of diagonal parking bays. This road is commercial in character, falling within a designated Neighbourhood Shopping Centre, with a large number of small shops and cafes. Many of the commercial buildings are similar in character to those in Sub Area 2, as described in the paragraphs entitled "Shops, Small Businesses and Public Houses". There are a small number of street trees in Regent's Park Road, and where these exist, they are located at the junctions of secondary roads. This allows long views of Primrose Hill and of trees in front gardens at the north end of the road.*

*On the west side of Regent's Park Road, the Queens Public House marks the break with the green character of Primrose Hill and St. George's Terrace Gardens, and frames the entrance to the commercial part of Regent's Park Road. This public house has a decorative façade on the south elevation that is similarly detailed to the neighbouring facades in St. George's Terrace, and has highly decorative stucco columns and glazing to the Regent's Park Road elevation.*

*The commercial buildings within Regent's Park Road vary in character. On the west side, between the Queens Public House and No.89, there are a number of small terrace groups of three storey brick buildings and an unusual two storey property at No.75, which has a double pitched mansard roof and single dormer windows. These properties are stepped according to the topographical incline and are simply detailed with a mixture of original window arrangements, including sash and casement*



*windows. These properties have projecting shop units at ground floor level, which are likely to have been built at the same time, or shortly after, the erection of the main buildings. These shop units contain some original shopfronts.*

*Two prominent corner buildings define the entrance to Erskine Road. The first is No.89 Regent's Park Road (the Lemonia restaurant), which is a former public house. This building is three storeys high and has a symmetrical white stucco façade with decorative pilasters, hipped roof and prominent chimney stacks. The second is No.91 Regent's Park Road, which is an end of terrace property of four storeys with prominent gable features to the front and side elevations.*

*There are three dominant commercial terrace groups within this section of Regent's Park Road. These terraces are four storeys high and consist of at least 10 properties that sweep around the curve of the road. Within these terraces, the shopfronts are flush with the main façade and form part of the original design of the terrace. A number of original shopfronts are retained. The first terrace is located on the west side, from Nos.91-109 Regent's Park Road.*

*This terrace is constructed in London yellow stock brick with multicoloured brickwork string courses, classical stucco detailing to first and second floor windows, and projecting eaves to some properties. The second terrace group is located on the east side of the road, between Berkley Road and Sharpleshall Road. This terrace has a uniform character and is constructed in London yellow stock brick with a prominent stepped parapet line, multicoloured brickwork string courses and arched window heads with stucco detailing at first floor level. The third terrace group is located between Sharpleshall Street and Rothwell Street and contains four residential properties at its southern end. The terrace is constructed in yellow stock brick with stucco detailing to all windows, first floor railings, and prominent stepped stucco cornice and parapet lines.*

*Regent's Park Road is terminated at its north end by the junction with Gloucester Avenue. Views north are of the metal pedestrianised bridge over the railway line and distant high buildings. On the west side of the road are a number of commercial and residential buildings, a hall constructed in decorative brickwork, a single villa and a former 1930s petrol station. A number of these buildings formed part of a 19th century boys home, which surrounded a large courtyard area and had buildings facing onto King Henry's Road and Regent's Park Road. Some indication of this courtyard still remains, with an open area to the rear of the former petrol station.*

*On the north east side of the road is a group of residential villa style properties which are three storeys high and form three small groups set back from the road behind substantial front gardens bounded by medium height brick walls and containing numerous mature trees. Two of these villa groups form almost symmetrical compositions of five buildings with white/cream painted stucco facades, bay windows and stucco porches. The third group is a semi-detached pair which is similar in style to the Bassett villas on Gloucester Crescent, being constructed in London yellow stock*



*brick with highly decorative brickwork and painted stucco features. The rear gardens and side elevations of these properties are also highly visible from Gloucester Avenue and the last pair have been designed with numerous decorative features to these elevations, including pediments and bay windows.*

### Secondary Roads

*Numerous secondary roads radiate from Regent's Park Road and enclose relatively small and irregularly shaped blocks with central mews developments. Generally, development in these roads is residential in character and is set back from the line of development on the principle roads, allowing views of the rears of those properties and their rear garden spaces.*

*A number of roads that run north of Regent's Park Road are cul-de-sacs, which terminate at the old St. Pancras Borough boundary. These roads are terminated by simple garden boundary walls and rear elevations of properties on Ainger Road.*

*These secondary roads are described in turn:*

#### *Roads Radiating North of Regent's Park Road:*

- *St George's Terrace is a cul-de-sac that slopes from east to west and lies opposite Primrose Hill. The roadway is narrow and runs parallel to Primrose Hill Road, being separated from that larger road by St. George's Terrace Gardens. These small private gardens are designated under the London Squares Act. They are linear in form and contain a number of large London Plane trees, which provide a visual link with the trees on the neighbouring Primrose Hill and screening for the listed houses on St. George's Terrace. Decorative railings surround the open space and two listed K2 telephone boxes lie to the east, fronting Regent's Park Road.*

*St. George's Terrace is a listed group of 11 terrace houses that front onto St. George's Terrace Gardens and Primrose Hill. These properties are four storeys high with raised ground floors and basements with lightwells surrounded by ornate railings. The terrace forms a grand symmetrical composition that is stepped in accordance with the slope of the land and has two mid terrace properties recessed to the main elevation. The buildings are constructed in London yellow stock brick with groups of three windows to each floor and highly decorative stucco work to porches, balustrades at first and second floor levels, projecting quoins, window surrounds, and parapets.*

- *Chamberlain Street is a small cul-de-sac containing two listed terraces, one on each side of the road. The entrance to the road is marked by two street trees, but otherwise the main source of greening is in views of the rear gardens of properties in Ainger Road. The listed terraces are three storeys high with raised ground floors and basements with lightwells surrounded by decorative railings. The buildings are almost symmetrical in form and are constructed in London*



*yellow stock brick with multicoloured brick courses, projecting end pediments, and pitched roofs with overhanging eaves and brackets. Other decorative features include stucco porches, cornices and window surrounds.*

- *Erskine Road provides a link across the old St. Pancras Borough Boundary to Ainger Road and is subsequently more lively in character than the neighbouring cul-de-sacs. The road is fairly wide and contains a few street trees, mainly Silver Birch with some smaller species. On the south side of the road is a terrace of typical mid 19th century buildings with rusticated ground floors. Some properties have been converted for commercial uses with the addition of later shopfronts. Access is also provided to the redeveloped Erskine Mews, via an archway. On the north side of the road is an access alleyway to the works at the rear of Nos.91-109 Regent's Park Road and a large industrial style building with an ornate symmetrical stucco façade.*

#### *Roads Radiating South of Regent's Park Road:*

- *Chalcot Crescent is a narrow street that radiates straight from Regent's Park Road, then meanders northwards to meet Chalcot Square, forming two crescents. Views are limited within the crescents and an enclosed character is created by the sharp curves, the narrow width of the highway and the close proximity of the buildings to the street. In contrast, views out of the crescent are towards the greenery and openness of Primrose Hill and Chalcot Square. There are no street trees within Chalcot Crescent and the majority of properties have front lightwells with railings. However, to the straight section of the street there are a small number of front gardens and one tree.*
- *All of the buildings in Chalcot Crescent are listed and were built by J. Burden. To the straight section of the crescent and to the east side of the curve, are terraces of three storeys with basements. They are stucco fronted with rusticated ground floors, projecting porches with arched sides, first floor glazed doors to balconies with railings, decorative window surrounds and cornices. A number of properties to the curved section also have pitched roofs with overhanging eaves. On the west side of the crescent are two simpler mid Victorian terraces with rusticated stucco ground floors. The rears of these properties are highly visible within Chalcot Crescent and from Rothwell Street and Sharpleshall Street. These terraces are three storeys high with basements, narrow lightwells with railings.*
- *Rothwell Street is a straight narrow road that rises towards Primrose Hill. Views west are of Primrose Hill and of the rears of buildings on Regent's Park Road, and east of the buildings addressing the curve of Chalcot Crescent. The street itself is urban in character with one street tree and terraces of mid 19th century houses with stucco ground floors.*



- *Sharpleshall Street radiates from the commercial part of Regent's Park Road and curves at its east end to meet Chalcot Square. This is fairly wide road with a number of street trees, including large London Planes on the north side and smaller cherry trees on the south side. On the south side of Sharpleshall Street is a terrace of mid 19th century houses with stucco ground floors and lightwells with railings. On the north side of the road is a 20th century library building and a group of late Victorian polychrome five storey brick buildings that occupy the east side of this block and form an almost symmetrical composition focusing on Chalcot Square and stretching around to Berkley Road.*
- *Berkley Road mirrors Sharpleshall Street in terms of form and width. There are a number of mature street trees including large London Planes. Of note on the southwest side of the road is a modern church building, whilst on the north east side of the road is a terrace of mid 19th century houses with front garden areas and some trees.*

#### Mews Developments

*Within the centre of the small blocks are a number of single access mews developments. These mews are similar in character to those within Sub Area 2, the Central Area. A number of buildings within the mews have been redeveloped or refurbished in recent years, but overall the mews retain their small scale intimate character.*

#### Significant Views

- *Bridge Approach & Regent's Park Road: View south across railway bridge towards the Conservation Area and the intersection of Gloucester Avenue, Regent's Park Road and King Henry's Road*
- *St. George's Terrace: Views of the terrace from Primrose Hill and Regent's Park Road*
- *Views from secondary roads of Chalcot Square, Primrose Hill and Regent's Park Road and conversely, views into secondary roads from these spaces*
- *Regent's Park Road: View into St. George's Mews*
- *Regent's Park Road: Views north into Regent's Park Road when approaching from Primrose Hill Park*
- *Regent's Park Road: Views north of the railway bridge*
- *Regent's Park Road: Views south of Primrose Hill*

#### Negative Buildings

*One building is considered to detract from the character and appearance of this part of the Conservation Area due to inappropriate qualities such as bulk, scale, height, materials, the way in which they address the street or application of architectural details:*



- *Electricity Sub Station in Berkley Road.*

### **Conservation Area Guidelines**

3.12 The Primrose Hill conservation Area Statement includes a series of themed 'Guidelines' according to common works, several of which are relevant to the works proposed.

#### Materials and Maintenance

3.13 PH10 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties. Where these features have been removed, replacement with suitable copies will be encouraged.

#### Trees and Landscaping

3.14 PH34 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.

3.15 PH35 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work.

#### Front Gardens and Boundary Structures

3.16 PH36 Boundaries in the Conservation Area are predominantly formed by brick walls or railings set into a plinth. Alterations to the front and side boundaries between the pavement and the house can dramatically affect and harm the character of the Conservation Area. Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style. Where original boundary structures have been lost these should be reinstated to match the original.

3.17 PH37 Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces. The conversion of front gardens into hardstanding parking areas will not be acceptable where it involves the loss of boundary structures, causes harm to trees or reduces the area for soft landscaping in this urban residential area. Furthermore, the parking of vehicles at the front or side of a property adversely affects the setting of the building and the general street scene. The Council will resist any further loss of boundary walls and conversion of front gardens into hardstanding parking areas within the Primrose Hill Conservation Area.



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## Significance

- 3.18 Primrose Hill Conservation Area is of a good level of **architectural interest** by virtue of its aesthetic – designed value. The suburb was originally conceived as an upper class residential parkland suburb, the planned street plan of which is largely sustained. Piecemeal development by speculative developers resulted in a higher-density and alternative grain of development, with build units comprising short to medium runs of terraced properties. Whether the decision was market-led or was a design requirement of the Southampton Estate as was sold off, is unclear. However, either a communal decision was made by speculative developers or, more likely, a design condition was imposed upon the conveyance of plots which is a common mechanism to similar suburbs emerging across the country.
- 3.19 Terraces vary in style from the three-storey terraces constructed of London stock brick seen on Chalcot Road, to the larger stuccoed villa-style terraces seen on the northern section of Regent's Park Road. Constructed during a ca.50 year period, the architectural styling of the area is distinctly Victorian with polite proportions and architectural styles typical of the period such Classical Revival and Italianate. Many of the streets within the conservation area are lined by trees which, along with open spaces such as Chalcot Square, creating a distinctive feel of an archetypal leafy London suburb.
- 3.20 Primrose Hill Conservation Area is of a good level of **historic interest** by virtue of its historic – illustrative value. Constructed as a planned 19<sup>th</sup> century suburb of London, the conservation area is illustrative of the significant growth which the city underwent during this century. The wealth and prosperity created by the Industrial Revolution as well as an ever-expanding Empire meant that during this period the city rapidly expanded in all directions beyond its historic confines in order to house a burgeoning middle class. While many of those living in inner-city London experience overcrowded and slum-like conditions in back-to-back houses, many fashionable suburbs were also being constructed for the middle classes, including Brixton in the south and Primrose Hill in the north.
- 3.21 The conservation area is also of historic – associative value by virtue of its notable historic residents, including the conductor Henry Wood, illustrator Arthur Rackham, revolutionary socialist and philosopher Friedrich Engels and poet and novelist Sylvia Plath.

## Contribution Made by Site

- 3.22 Number 182 is an end of terrace villa-style property constructed during the mid-19<sup>th</sup> century, forming part of a build unit of 5 terraced houses. Notably the strong of 5 terraces are unequally distributed, created a slightly irregular effect to the fine Classically styled character of the conjoined facades. This may suggest that the Site and its adjacent property were constructed as a pair, but likely a degree of flexibility was incorporated into the terrace to account for personal requirements.



- 3.23 Number 182 has a fine polite architectural frontage, elegant proportions, large sash windows and classical architectural detailing.
- 3.24 As a generously-sized middle class villa-style property, the Site joins with all other buildings in the conservation area as an example of London's growing affluence in the mid-19<sup>th</sup> century when the capital increasingly became a desirable and fashionable place to live.
- 3.25 In geometry, orientation and alignment, the forecourt of the property is generally consistent with those adjacent to it, creating a regular grain to the townscape that is illustrative of its design and construction as a planned suburb. Coupled with the architecture of its principal elevation, the Site makes a positive contribution to the conservation area.
- 3.26 The boundary treatments to the roadside and eastern side of the forecourt is a rebuilt modern wall of varying height. Whilst their material construction is loosely consistent with traditional walls around it, orientation of the eastern wall and the stepped form, coping and lack of railings to the front identify it as an inconsistent feature in the street scene. Accounting for the short length and inconspicuous height of the front wall, its differing character is unremarkable within the wider conservation area. Nonetheless, under close scrutiny, it conceivably makes a very minor negative contribution to the character and appearance of the conservation area in its current form.
- 3.27 The character of the remainder of the forecourt is one of a mature, if not overgrown, but still well-tended, garden plot. Looking along the street scene the plot is not the only plot with a similar treatment, but is certainly of a minority of forecourts which are typically more open with hardstanding and/or hedgerows. The planting is of no architectural or historic interest.
- 3.28 No trees lie within the plot nor does it form any of the valued combined private or public garden spaces within the conservation area.
- 3.29 Accounting for its dedicated car parking space on the highway and the existing drop kerb, the Site includes the disabled car parking space. The kerb comprises long granite blocks and modern concrete paving, making a positive and negative contribution to the character and appearance of the conservation area respectively. On street car parking makes a negative contribution to the designed street scenes of the conservation area.
- 3.30 Overall, in its current form, the Site makes high positive and minor negative contributions to the Primrose Hill Conservation Area. Negative aspects are entirely associated with the front boundary treatment of the forecourt and on street car parking.

### **Impact of Proposed Development**

- 3.31 The proposed works will not entail the removal of any trees.



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- 3.32 The proposed development will not impact upon any fabric of architectural or historical interest.
- 3.33 The proposed landscaping scheme to the forecourt will alter its character, reducing the current levels of planting and introducing a more formalised hard standing for car parking within a garden space. Reduction of the extent of planting, which bears no specific association with the design or character of historic garden plots, will not detrimentally impact upon the character of the street scene. Introduction of bin stores will conceal wheelie bins from site, which although pleasant from a visual amenity perspective, offers minimal enhancement to the character and appearance of the conservation area as derived from its architectural and historical interest.
- 3.34 When parked, the presence of a vehicle within the forecourt of Number 182 will be detrimental to the character of the forecourt, partially reducing the sense of semi-natural openness to the front of the property which was and remains a designed aspect of the planned suburb's character. The removal of on street car parking as a consequence will bring about a relatively smaller degree of enhancement to the street scene.
- 3.35 Visually the ability to experience the principal elevation of the building will not be reduced to any marked degree, and its contribution to the street scene will be sustained.
- 3.36 Works to the boundary wall are well formed around the traditional character of the street scene. Its material construction and design amounts to a sensitive restoration of the traditional configuration of the roadside boundary treatment. Reinstatement of the wall at a consistent height and the addition of railings will result in a minor enhancement to the street scene. Exception is the open driveway entrance, which would be entirely railings. Accounting for the current boundary configuration, the minor deviation, in respect of the prevailing character of the street scene as a whole, would not amount to harm. Overall, the revised boundary treatment presents as a very minor enhancement to the character and appearance of the conservation area.
- 3.37 Accounting for the significance of the forecourt and boundary wall, and the magnitude of the contribution they make to the character and appearance of the conservation area, the cumulative impact of the proposed development upon the character and appearance of the conservation area will be neutral.
- 3.38 The justification for the proposed works is clear and well-evidenced, bringing meaningful benefits to the longstanding occupant of Number 182.



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## INDIRECT IMPACTS

- 3.39 The NPPF definition of the setting of a heritage asset is ‘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.’
- 3.40 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to the experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 3.41 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. Impact that makes no material change to the experience of an asset’s significance is neutral.
- 3.42 Following an assessment of the nature and extent of proposed works, it was established that no designated or non-designated heritage assets within the vicinity of the Site have the ability to be indirectly impacted upon.



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## 4 CONCLUSIONS & POSITION

### CONCLUSIONS

- 4.1 The Site lies within the Primrose Hill Conservation Area.
- 4.2 In its current form, the Site makes high positive and minor negative contributions to the conservation area. Negative aspects are entirely associated with the front boundary treatment of the forecourt and on street car parking.
- 4.3 The proposed works would bring about both very minor degrees of enhancement and harm to the character and appearance of the conservation area. Harmful effects are entirely associated with the presence of a parked vehicle, which will partially infill the open forecourt of Number 182 Regents Park Road. Although not an exact replica of the configuration of traditional forecourts in the conservation area, physical works to the boundary and front plot of 182 Regents Park Road alongside the removal of a car from the highway, would bring about a very minor degree of enhancement to the character and appearance of the conservation area.
- 4.4 Accounting for the significance of the forecourt and boundary wall, and the magnitude of the contribution they make to the character and appearance of the conservation area, the cumulative impact of the proposed development upon the character and appearance of the conservation area will be neutral.

### POSITION

- 4.5 Paragraph 008 of the PPG is clear that development can conserve heritage assets and deliver public benefits in a sustainable and appropriate way. The scope and detail of the physical works proposed by the scheme are well formed around the character and appearance of the conservation area, as derived from its historical interest, adhering to the guidelines set out in the Primrose Hill Conservation Area Statement and Paragraph 6.1 of the 'Access for All' Camden Planning Guidance which states, in respect of heritage assets, that '*Sensitive design solutions that achieve access for all, to and within listed buildings, should be sought.*'
- 4.6 Paragraph 016 of the PPG is clear the area-based designated heritage assets do not fulfil an optimal viable use, and therefore the tests and benefits associated with securing an optimal viable use does not apply in this instance.
- 4.7 The proposal to park a vehicle within the forecourt of the Site brings about a negligible degree of harm to the character and appearance of the conservation area. The impact is unlikely to be capable of further mitigation in this scenario. The parking provision is clearly and convincingly justified through its provision of safe at-grade access to a vehicle, access to an electric vehicle charging point and the loss of on street parking.



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- 4.8 The works align well with section 72 of the Planning (Listed Buildings and Conservation Areas) act 1990, Paragraphs 189, 199, 200, 206 of the NPPF, Policies DN2 and D2 of the Camden Local Plan (Adopted 2017) and Section 6 of the 'Access for All' Camden Planning Guidance.
- 4.9 In respect of the Primrose Hill CA Article 4 Direction of 1983, as raised within the consultation from the Primrose Hill Conservation Area Advisory Committee, the removal of Permitted Development Rights is not intended to prevent works, but is instead a mechanism of control them in accordance with the Development Plan. In this instance the works are shown to align with the Development Plan well.
- 4.10 Overall, the proposed development should be afforded no weight, either for or against, in the planning balance on the grounds of the prevailing framework of planning law, policy and guidance associated with the conservation of the historic environment.



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## 5 REFERENCES

Camden Council. (2000). *Primrose Hill Conservation Area Statement*.

Chartered Institute for Archaeologists. (2014). *Standards and guidance for historic environment desk-based assessment*. Reading: ClfA.

English Heritage. (2008). *Conservation Principles, Policies and Guidance*. English Heritage.

GB Historical GIS/University of Portsmouth. (n.d.). *Historical Statistics - London Population*. Retrieved from A Vision of Britain Through Time: [https://www.visionofbritain.org.uk/data\\_cube\\_page.jsp?data\\_theme=T\\_POP&data\\_cube=N\\_TOT\\_POP&u\\_id=10097836&c\\_id=10001043&add=N](https://www.visionofbritain.org.uk/data_cube_page.jsp?data_theme=T_POP&data_cube=N_TOT_POP&u_id=10097836&c_id=10001043&add=N)

Historic England. (2015). *Management of Research Projects in the Historic Environment*. Historic England.

Historic England. (2015). *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*. Historic England.

Historic England. (2017). *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*. Historic England.

## MAPPING

- Range of Historic Ordnance Survey mapping, available through the National Library of Scotland
- GIS Basemaps available through Google, ESRI, and Ordnance Survey
- Satellite Imagery from ©Google Earth
- Old Maps Online
- Archi Maps UK
- Sanderson Maps



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# APPENDICES

## APPENDIX 1: ASSESSMENT METHODOLOGY

### AIMS AND SCOPE

The aim of this assessment is to establish the significance of heritage assets which have the potential to be impacted upon by the proposed development.

*GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England documents *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017) have been followed.

This report follows the advice set out in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019), which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

This report follows the Principles of Cultural Heritage Assessment (CHIA) guidance developed jointly by IEMA, IHBC and CIfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.

### THE HERITAGE RESOURCE

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.



Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

## **SOURCES**

The following sources of heritage and planning data and information were consulted:

### **Designated Heritage Asset Data**

These datasets are available from Historic England, and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was accessed in August 2023.

### **Non-Designated Heritage Asset Data**

Camden Council maintains a local list of over 400 non-designated heritage assets which was adopted in January 2015. The list was consulted in August 2023.

### **Cartographic Sources**

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits.

### **National Legislation and Planning Documents**

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in August 2023 and are detailed in Appendix 2.



## ASSUMPTIONS AND LIMITATIONS

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

## CRITERIA

### Contribution to Significance

The contribution that a site or feature makes to a heritage asset's significance is expressed using the criteria below:

Contribution	Degree to which Setting Contributes to Significance of the Heritage Asset
Neutral	The site/area of works makes no contribution to the significance of a heritage asset or its setting.
Minor	The Site/area of works forms a modest part of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting.
Moderate	The site/area of works forms a notable and positive element of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting.
High	The Site/area of works forms an important part of a heritage asset's fabric or enables the experience of an important element of a heritage asset's significance from within its setting.
Very High	The Site/area of works forms a critical part of a heritage asset's fabric or enables the experience of a critical element of a heritage asset's significance from within its setting.

The character of the Site may already have a detrimental impact upon the significance of a heritage asset to varying degrees which can be expressed using the same terminology above (very high to low). In this instance, development may have the opportunity bring about positive change within the setting of a heritage asset.

### Definitions of Impact

The degree of impact of a proposed development upon a heritage asset is defined using the following criteria:



Level of Harm	Definition
<b>Less Than Substantial Harm</b>	
Low	Minor adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is not fundamental or critical to its significance.
Moderate	Medium adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is an important or very important, but not fundamental or critical, element of its significance.
High	High adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is very important, if not fundamental or critical, to its significance.
<b>Substantial Harm</b>	
Very High or Substantial Harm	Impact to such a degree that the significance of a heritage asset is entirely lost or a fundamental part of it is vitiated.

The terms above, with exception of substantial harm, also apply to the impact of a development upon non-designated heritage assets.

**N.B.** Similar hierarchical language (low, moderate, high, very high) and criteria of impact applies to the beneficial outcomes of a proposed development.



## APPENDIX 2: PLANNING POLICY

### LEGISLATION

<p><b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b></p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order):</p> <p>Grade I: buildings of exceptional interest;</p> <p>Grade II*: particularly important buildings of more than special interest; and</p> <p>Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
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Table 1: National legislation relevant to the proposed development



## NATIONAL POLICY

Title	Content
NPPF Chapter 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</li> <li>b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul>
NPPF Chapter 16, Paragraph 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.



NPPF Chapter 16, Paragraph 195	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.
NPPF Chapter 16, Paragraph 197	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>
NPPF Chapter 16, Paragraph 199	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.
NPPF Chapter 16, Paragraph 200	<p>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:</p> <ul style="list-style-type: none"> <li>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</li> <li>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.</li> </ul>
NPPF Chapter 16, Paragraph 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local



	<p>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:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>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</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p>
NPPF Chapter 16, Paragraph 202	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.
NPPF Chapter 16, Paragraph 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Chapter 16, Paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites,



	and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Chapter 16, Footnote 68	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Table 2: National policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2021)

## LOCAL POLICY

Policy	Content
<b>D1: Design</b>	<p>The Council will seek to secure high quality design in development. The Council will require that development:</p> <ul style="list-style-type: none"> <li>a. respects local context and character;</li> <li>b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;</li> <li>c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;</li> <li>d. is of sustainable and durable construction and adaptable to different activities and land uses;</li> <li>e. comprises details and materials that are of high quality and complement the local character;</li> <li>f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;</li> <li>g. is inclusive and accessible for all; h. promotes health;</li> <li>i. is secure and designed to minimise crime and antisocial behaviour;</li> </ul>



	<ul style="list-style-type: none"> <li>j. responds to natural features and preserves gardens and other open space;</li> <li>k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,</li> <li>l. incorporates outdoor amenity space;</li> <li>m. preserves strategic and local views;</li> <li>n. for housing, provides a high standard of accommodation; and</li> <li>o. carefully integrates building services equipment.</li> </ul> <p>The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p>
<p><b>D2: Heritage</b></p>	<p>The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.</p> <p><b>Designated heritage assets</b></p> <p>Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> <li>a. the nature of the heritage asset prevents all reasonable uses of the site;</li> </ul>



	<p>b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;</p> <p>c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</p> <p>d. the harm or loss is outweighed by the benefit of bringing the site back into use.</p> <p>The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.</p> <p><b>Conservation areas</b></p> <p>Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.</p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;</li> <li>f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;</li> <li>g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and</li> <li>h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or</li> </ul>
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	<p>which provide a setting for Camden’s architectural heritage.</p> <p><b>Listed Buildings</b></p> <p>Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will:</p> <ul style="list-style-type: none"> <li>i. resist the total or substantial demolition of a listed building;</li> <li>j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and</li> <li>k. resist development that would cause harm to significance of a listed building through an effect on its setting.</li> </ul> <p><b>Archaeology</b></p> <p>The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.</p> <p>Other heritage assets and non-designated heritage assets</p> <p>The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.</p> <p>The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.</p>
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Table 3: Policies relevant to the historic environment taken from the Camden Local Plan (adopted July 2017)



**Primrose Hill Conservation Area Article 4 Direction**

583 -3-3-83

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 TO 1981

THE TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981

ARTICLE 4 DIRECTION - PRIMROSE HILL CONSERVATION AREA

WHEREAS:

The Council of the London Borough of Camden being the appropriate Local Planning Authority for the said Borough within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 as amended by Article 2(a) of the Town and Country Planning General Development (Amendment) Order 1980 are of the opinion that development of the descriptions set out in Schedule I hereto should not be carried out to the properties referred to in Schedule II hereto all of which properties are situated within the Primrose Hill Conservation Area being the land shown edged red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1977 as amended.

NOW THEREFORE:

The said Council in pursuance of the powers conferred upon them by the said Article 4(1) hereby direct that the permission granted by Article 3 of the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 shall not apply to development on the said land (being land within an area designated as a Conservation Area) of the descriptions set out in Schedule I hereto.

Town and Country Planning General  
Development Order 1977 as  
modified by the



SCHEDULE I

Class I – Development within the curtilage of a dwelling house

1. The enlargement, improvement or other alteration of a dwelling house except in so far as such development affects the side or rear of the buildings so long as;
  - (a) The cubic content of the original dwelling house (as ascertained by external measurements) is not exceeded by more than 50 cubic metres or 10 per centum whichever is the greater, subject to a maximum of 115 cubic metres;
  - (b) The height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwelling house;
  - (c) No part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwelling house which fronts on a highway;
  - (d) No part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwelling house has as a result of the development a height exceeding four metres;
  - (e) The area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) does not thereby exceed 50% of the total area of the curtilage excluding the ground area of the original dwelling house;

Provided that;

  - (a) The erection of a garage, stable, loosebox or coach-house within the curtilage of the dwelling house shall be treated as the enlargement of the dwelling house for all purposes of this permission (including calculation of the cubic content);
  - (b) For the purposes of this permission the extent to which the cubic content of the original dwelling house is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwelling house from the amount of the cubic content of the dwelling house as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise); and
  - (c) The limitation contained in sub-paragraph (d) above shall not apply to development consisting of;
    - (i) The insertion of a window (including a dormer window) into a wall or the roof of the original dwelling house or the alteration or enlargement of an existing window; or
    - (ii) Any other alterations to any part of the roof of the original dwelling house;
4. The construction within the curtilage of the dwelling house of a hard standing for vehicles for a purpose incidental to the enjoyment of the dwelling house as such.



Class II - Sundry, Minor Operations

1. The erection or construction of gates, fences, walls, or other means of enclosure where abutting on a highway used by vehicular traffic.
2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road where required in connection with development permitted by Article 3 of and Schedule 1 to the Town and Country Planning General Development Order 1977 as amended ~~by Article 2(a) of Town and Country Planning General Development (Amendment) Order 1980~~ (other than under this class).
3. The painting of the exterior brickwork of any building, such brickwork being visible from the highway.

Being the development comprised within Classes I and II referred to in Schedule 1 of the Town and Country Planning General Development Order 1977 as amended ~~by Article 2(b)(i) of the Town and Country Planning General Development (Amendment) Order 1980 modified by Article 2(a) of the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1980~~ and not being development comprised within any other Class.

Figure 10: Primrose Hill Conservation Area - Article 4 Direction (adopted March 1983)



## **Camden Planning Guidance**

- Camden Planning Guidance – Design (adopted January 2021)
- Camden Planning Guidance – Access For All (adopted March 2019):

<b>Camden Planning Guidance Document</b>	<b>Content</b>
<b>Access for All (adopted March 2019)</b>	<p><b><u>Listed buildings and heritage assets</u></b></p> <p>6.1 For listed buildings and other heritage assets, the Council will balance the requirement to provide access with the interests of conservation and preservation. Sensitive design solutions that achieve access for all, to and within listed buildings, should be sought. Local Plan Policy D2 Heritage sets out the Council's detailed approach to development affecting listed buildings and other heritage assets.</p> <p>6.2 Measures to facilitate dignified and easy access to and within listed buildings can often be sensitively incorporated without damage to the buildings special architectural or historic interest. However, the Equality Act 2010 does not override other legislation such as listed building or planning legislation.</p> <p>6.3 Listed Building Consent will be required in the vast majority of cases for works to improve access and in formulating proposals. Design and Access Statements are required for a listed building consent. Where a planning application is submitted in parallel with an application for listed building consent a single combined statement can be submitted which should address the requirements for both applications. Further details on what to include in Design and Access Statements can be found in Design and Access section below. Applicants are encouraged to undertake early discussions with the Council by contacting <a href="mailto:planning@camden.gov.uk">planning@camden.gov.uk</a>.</p> <p>6.4 Historic England has produced two documents, entitled Easy Access to Historic Buildings and Easy Access to Historic Landscapes, which provide further guidance on listed buildings and other heritage assets.</p>
<b>Design (adopted January 2021)</b>	<p><b><u>Conservation Areas</u></b></p> <p><u>What is a conservation area?</u></p> <p>3.5 A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and, where possible, enhance.</p>



	<p>The National Planning Policy Framework (NPPF) identifies conservation areas as “heritage assets” and requires that proposals in conservation areas are assessed for their impacts on their historic significance. There are 40 conservation areas in Camden, which vary greatly in appearance, size, character and style.</p> <p>3.6 Conservation area designation is a way to recognise the importance of the quality of an area as a whole, as well as giving some protection to individual buildings within it. Conservation areas are not designated to stop all future development or change but to ensure that change is managed to conserve and where possible enhance the historic significance of the area as a whole.</p> <p>3.7 Features that can contribute to an area's special character, quality, heritage value and interest and Conservation area status include:</p> <ul style="list-style-type: none"> <li>• the architectural design and uses of the buildings</li> <li>• the layout and arrangement of buildings</li> <li>• the quality of open space and trees in the area</li> <li>• the street pattern • individual buildings of significance</li> <li>• street furniture</li> </ul> <p>3.8 Further information on heritage is available on the ‘Conservation and Design’ section of the Council’s website <a href="http://www.camden.gov.uk">www.camden.gov.uk</a> and on Historic England’s website <a href="https://historicengland.org.uk/">https://historicengland.org.uk/</a>. Effects of conservation area status</p> <p>3.9 The Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area in lien with Local Plan policy D2 and the NPPF.</p> <p>3.10 The Council has greater control over building work in conservation areas, including demolition, materials and detailed design. Planning permission may be required for alterations or extensions that would not normally need planning permission elsewhere, such as minor roof alterations, dormer windows, renewable energy installations or installation of a satellite dish. For more information on energy efficiency in buildings please see CPG Energy Efficiency and Adaptation.</p> <p><u>Demolition in conservation areas</u></p> <p>3.11 When determining an application the Council will consider Policy D2 Heritage, the NPPF and our conservation area</p>
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statements, appraisals and management plans. It is an offence to totally or substantially demolish a building or structure in a conservation area without first getting consent from the Council and we would not normally allow their demolition without substantial justification, in accordance with criteria set out in government policy and guidance including the NPPF, in particular paragraphs 195-196 and 201.

#### Trees

3.12 Planning legislation makes special provision for trees in conservation areas. Prior to pruning or felling a tree in a conservation area you must provide the Council six weeks notice in writing. All trees that contribute to the character and appearance of a conservation area should be retained and protected. For further information on trees, please see our CPG on Trees.

#### **Article 4 directions**

3.15 A range of minor changes can be made to buildings without the need to apply for planning permission as these have a general permission through planning legislation. These changes are known as 'permitted development'. However, the character of a conservation area depends on the presence of specific original details and where these are lost the historic interest and attractive character of the area deteriorates.

3.16 In these situations the Council can issue a direction through Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

3.17 An Article 4 Direction removes permitted development rights for a specific property or area and means a planning application has to be made for minor works that would not otherwise need one. The Council has introduced a number of Article 4 Directions, to protect Camden's heritage and important historic features.

3.18 Further information on Article 4 directions, including where they apply in Camden, is available on the 'Advice and help with planning applications' section of the Council's website [www.camden.gov.uk](http://www.camden.gov.uk) and Historic England has some guidance on Article 4 Directions and Heritage, available at <https://historicengland.org.uk/advice/hpg/historicenvironment/article4directions>

#### **Conservation area statements, appraisals and management plans**

3.19 The Council has published a series of conservation area statements, appraisals and management plans that describe and



	<p>set out our approach to preserving and enhancing the historic significance of each individual conservation area. These are available for download on our website here.</p> <p>3.20 Conservation area statements, appraisals and management plans help guide the design of development in conservation areas and the Council will take these into account when we assess planning applications in conservation areas.</p> <p>3.21 Each conservation area statement, appraisal or management plan contains the following:</p> <ul style="list-style-type: none"> <li>• A summary of the location and the historical development of an area;</li> <li>• A description of its character;</li> <li>• An outline of the key issues and development pressures that are currently of concern;</li> <li>• The key policy framework for that particular conservation area, and specific guidance for it;</li> <li>• Identification of heritage assets and elements of the wider historic environment which give an area its historic significance; and</li> <li>• Identification of sites and features that have a negative impact on the conservation area, and</li> <li>• Identification of opportunities for enhancement of the area by redevelopment of a building or site.</li> </ul>
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*Table 4: Guidance relevant to the historic environment and Site taken from Camden Planning Guidance documents*

