

HERITAGE STATEMENT

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REF 0000-SL
DATE 22/08/2023
CLIENT Chris Sharpe
PROJECT AT 93 Swains Lane , N6 6PJ
PROJECT House extensions

The application site is located within the Highgate Village Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Nos. 91-103 Swain's Lane are identified within The Highgate Conservation Area Appraisal and Management Proposals (HCAAAMP) as making a positive contribution to the character and appearance of the area.

Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The policy notes that the Council will not permit development that results in harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. Policy DH2 of the Highgate Neighbourhood Plan also seeks to preserve and enhance the conservation area.

The HCAAAMP describes each sub-area within the conservation area in detail. The application site is within Sub-area 1: 'Highgate Village', which is the historic core of the conservation area. The HCAAAMP notes that Nos. 91-103 Swain's Lane are a terrace of 1970's three-storey brick houses set at right angles to the street, with continuous first-floor glazing and second-floor balconies, taking advantage of southerly views over Highgate West Cemetery and beyond. They were designed by Haxworth and Kasabov.

Policy DH3 of the Highgate Neighbourhood Plan relates to rear extensions and guides that they should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. They should also respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.

Pre app 2021/1821/PRE

The proposed ground floor single-storey rear extension would be subordinate in scale to the original dwelling, it would respect the architectural design of the original building, and an acceptable amount of private garden space would be retained, in line with the aims of the Highgate Neighbourhood Plan.



CGI of the proposed rear Extension