



**DALCOUR  
MACLAREN**



# **Design, Access and Heritage Statement for works at 11 Belsize Park, Camden**

**Client: Cadent Gas Ltd**  
Project: 11 Belsize Park, London  
Date: September 2023



## Project Details

<b>Project Name</b>	EP - 11 Belsize Park, London
<b>Scheme Number</b>	23005457
<b>Report Number</b>	001

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## Contents

Executive Summary .....	5
1 Introduction.....	6
1.2 Circumstances of the Scheme.....	6
1.3 Site Location and Topography.....	7
1.4 Access.....	7
1.5 Description of the Proposed Development .....	7
1.6 Definition of Terms.....	8
2 Heritage Planning Policy Context.....	10
2.1 National Heritage Legislation.....	10
2.2 National Planning Policy Framework.....	10
2.3 The London Plan 2021.....	11
2.4 London Borough of Camden.....	12
2.5 Compliance.....	13
3 Methodology.....	14
4 Historic Background .....	16
4.1 Historic Development of Camden.....	16
5 Statement of Significance.....	17
5.1 11 Belsize Park.....	17
5.2 Belsize Park Conservation Area.....	18
6 Conclusions and Mitigation.....	20
Bibliography.....	21

## Appendices

Appendix 1 ICOMOS Assessment Methodology

## Drawings

Drawing No.	Title	Scale
20230831_23005457_PLN_EL_1.1	Pre-Existing North East Elevation	1 : 50
20230831_23005457_PLN_EL_1.2	Existing North East Elevation	1 : 50
20230831_23005457_PLN_EL_1.3	Existing and Pre-Existing South West Elevation	1 : 50
20230629_23005457_PLN_LOC_2.1	Location Plan	1 : 1250
20230629_23005457_PLN_SI_3.1	Pre-Existing Site Plan	1 : 200
20230629_23005457_PLN_SI_4.1	Existing Site Plan	1 : 200

## **Executive Summary**

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Heritage Statement for the installation of new pipework to 11 Belsize Park, Belsize Park, Camden, NW3 4ES (National Grid Reference: TQ 26886 84835).

11 Belsize Park is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015).

The Site lies within Belsize Park Conservation Area, as designated by the London Borough of Camden.

The following application is for retrospective planning permission for the installation of gas pipework to 11 Belsize Park.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on the Belsize Park Conservation Area and 11 Belsize Park. It has been established that the installation of 1 no. new gas riser to the side elevation will have a limited physical impact upon 11 Belsize Park and a very limited visual impact upon the Conservation Area as a whole.

In order to further limit the harm on the identified heritage asset as a result of the proposals, the following is recommended:

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- Paint the pipework white (colour matched) where installed to rendered areas and black where installed to exposed brickwork;
- Avoid any physical impact to existing architectural features, such as the Corinthian portico and first floor level balcony;
- Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

## **1 Introduction**

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd (hereafter referred to as 'the Client') to produce a Design, Access & Heritage Statement for the installation of new pipework to 11 Belsize Park, Belsize Park, Camden, NW3 4ES (National Grid Reference: TQ 26886 84835), hereafter referred to as 'the Site'.
- 1.1.2 11 Belsize Park is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 11 Belsize Park is not a listed building but is located within the Belsize Park Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.4 This Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.

## **1.2 Circumstances of the Scheme**

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at 11 Belsize Park has a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 11 Belsize Park was switched off to prevent risk to life and property, leaving residents without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team advised as on the design to ensure that it represented the minimum amount of works required to secure a safe and reliable gas supply and also resulted in the minimum level of visual intrusion to the building. Once satisfied that the scheme was the minimal level of intervention and the least harmful solution in providing gas to the residents, works proceeded to reconnect the supply.
- 1.2.3 The following application is for retrospective planning permission for the installation of gas pipework to 11 Belsize Park.

### **1.3 Site Location and Topography**

1.3.1 The Site is located 11 Belsize Park, Belsize Park, Camden, NW3 4ES (NGR: TQ 26886 84835) and is bound by:

- Further Victorian residential development to the north, east, south and west

1.3.2 The topography of the Site is 66m Above Ordnance Datum (AOD).

### **1.4 Access**

1.4.1 The Site will be accessed via Belsize Park. The works will not impede access along the road.

### **1.5 Description of the Proposed Development**

#### **Existing Internal Gas Riser and Route**

1.5.1 Under legislation and regulatory obligations, Cadent Gas must ensure that the gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13, Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter, to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.

1.5.2 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids as these also pose a significant fire risk. Therefore, reusing the existing internal route is not possible as it does not meet the current IGEM G5 legislation.

1.5.3 While sometimes harmful to heritage assets, the benefits of having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

### **Below Ground Works**

- 1.5.4 The proposed development involves the installation of 1 no. below ground connections from the existing gas main in Belsize Park / the pavement to the front (north east) of the building totally approximately 10.5m (see 20230629\_23005457\_PLN\_SI\_4.1). As these works will be contained entirely below ground, they are permitted development under Part 15 Class A (a) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

### **Above Ground Riser & Internal Works**

- 1.5.5 The proposed development also includes for the installation of 1 no. new gas riser to the side elevation (see Plans 20230831\_23005457\_PLN\_EL\_1.2 and 20230831\_23005457\_PLN\_EL\_1.3).
- 1.5.6 The pipework will be routed from the inground connection along the boundary wall, where it will be routed inground again along the path to reach the side elevation. Where possible the pipework has been installed to areas of visual clutter in order to contain visual clutter to one area.
- 1.5.7 Minimal internal works will be required to route the gas riser to the existing internal meter boxes.

## **1.6 Definition of Terms**

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2021) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’ (NPPF, 2021 page 67).
- 1.6.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting’ (NPPF, 2021 page 71-72)’.
- 1.6.3 The setting of a heritage asset is defined as ‘the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, 2021 page 71).
- 1.6.4 Where heritage assets are to be affected by development, ‘local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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' (NPPF, 2021 paragraph 194).

## 2 Heritage Planning Policy Context

### 2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* (section 66).

### 2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2021) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (NPPF, 2021: 5).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' whilst *'substantial harm to or loss of...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'* (NPPF, 2021: para 200).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2021: para 201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2021: para 202).

2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2021: 203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2021: 57). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2021: para 194).

## **2.3 The London Plan 2021**

2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.

2.3.2 The London Plan was formerly published by the Mayor of London on the 2<sup>nd</sup> March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

### **Policy HC1: Heritage Conservation and Growth**

*Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

### **Policy D12: Fire Safety**

2.3.3 *In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

- 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
- 3. are constructed in an appropriate way to minimise the risk of fire spread.*

## 2.4 London Borough of Camden

- 2.4.1 The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Local Plan was adopted on the 3<sup>rd</sup> of July 2017 and sets out the Council's vision for the borough up to 2031.
- 2.4.2 Policy D2 of the Local Plan outlines the councils plan to protect and enhance Camden's built and historic environment. The below has been summarized to include information relevant to the proposals. The full policy is available in the Local Plan (Camden Council, 2017).

### ***Designated heritage assets***

*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:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*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.*

### ***Conservation areas***

*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. The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

*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;*

*g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*

*h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

## **2.5 Compliance**

2.5.1 The development complies with Policy HC1 and the London Plan, Policy SP12 of the Strategic Policies, and Policy D2 of the Camden Local Plan as the development has been sited as inconspicuous as possible and does not impact upon the significance of the Conservation Area, through visual changes to its setting.

2.5.2 By providing a safe, efficient and reliable supply of gas to the property will satisfy Policy D12 of the London Plan by ensuring that the property can benefit from the highest standards of fire safety.

### 3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’ (2021: page 71-72).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
    - Topography;
    - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
    - Historic materials and surfaces;
    - Green space, trees and vegetation; and
    - History and degree of change over time.
  - Experience:
    - Surrounding landscape or townscape character;
    - Views from, towards, through, across and including the asset; and
    - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

## 4 Historic Background

### 4.1 Historic Development of Camden

- 4.1.1 The earliest recorded settlement in the area now referred to as Camden was on the high lands of Hampstead Heath during the Mesolithic period (Camden Council, 2022).
- 4.1.2 During the Roman period, the principal location for activity in London is based beneath the City of London and focussed on the Roman bridging point at London Bridge. The towns prosperity peaked in the C2nd but by the C3rd, economic troubles of the Empire exposed the city to raids from Britons and London was finally abandoned in AD 407. (Land, 2018). During the Roman period it is likely that Roman Roads passed through Camden, but it is unlikely that Camden was inhabited during the Roman period (Camden Council, 2022).
- 4.1.3 The manors of Tothele [Tottenham Court], Rugmere, St Pancras, Hampstead, and Holborn (which are now incorporated within Camden) are recorded within the 1086 Domesday Survey as small hamlets (Powell-Smith, 2022).
- 4.1.4 In April 1965 the former metropolitan boroughs of Hampstead, Holborn, and St Pancras were replaced by the London Borough of Camden, which was named after the first Earl of Camden who contributed to much of Camden Town's development in 1791, which became a major centre with the opening of Regent's Canal to traffic in 1820 (Camden Council, 2022). The construction of railway stations at Euston, King's Cross and St Pancras during the mid-19th century encouraged the development of Camden's local industry, which predominantly included furniture industries, light engineering and scientific and musical instruments. Although the borough has retained little of its industry it remains an important commercial centre (Camden Council, 2022).



## 5 Statement of Significance

### 5.1 11 Belsize Park

- 5.1.1 11 Belsize Park comprises Victorian semi-detached villa constructed by developer Daniel Tidey. Three storey with an additional basement storey.
- 5.1.2 Stucco to front with exposed brickwork to the side and rear elevations. Large rusticated quoins. Corbelled cornice to third floor.
- 5.1.3 Recessed sash windows diminishing in size on successive upper floors with classically detailed architraves and headers. Canted three-light bay to the ground floor.
- 5.1.4 Hipped slate roof with overhanging eaves.
- 5.1.5 Small front garden with a low stucco boundary wall. Steps leading up to the entryway which comprises a portico.
- 5.1.6 Minimal visual clutter to the front elevation comprising a downspout and cabling. Visual clutter to the side and rear elevation is abundant.

#### **Contribution of Setting to Significance**

- 5.1.7 The symmetrical appearance of Belsize Park results in a pleasing suburban character, which is enhanced by the regular

#### **Impact**

- 5.1.8 The proposal includes for the installation of 1 no. new gas riser to the boundary wall and side elevation.
- 5.1.9 The installation requires holes for the riser to be drilled into the building fabric to both affix it to the front elevation and feed into the individual properties. Where possible holes will be drilled between brick joints so as to minimise the physical impact on the fabric.
- 5.1.10 The pipework has been sensitively sited to avoid impacting upon architectural features and to minimise its visual impact where possible. Additionally, the proposal is entirely reversible upon the decommission and removal of the gas riser.
- 5.1.11 When using the ICOMOS assessment methodology (see Appendix 1), a historic (unlisted) building of modest quality is awarded a significance of low. The installation of 1 no. gas risers to the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact, which is considered to be within the normal bounds of variation.
- 5.1.12 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to

substantially outweigh the extremely limited visual and limited physical impacts to the building.

## **5.2 Belsize Park Conservation Area**

- 5.2.1 The Belsize Park Conservation Area (CA) was first designated in 1973, the boundaries of the CA have been altered many times with the latest alteration being made in 2002. In 1988 the CA was expanded to include Belsize Avenue (Camden Council, 2003).
- 5.2.2 Prior to its development during the 19th century, Belsize comprised of open land in agricultural use. During the 18th century Belsize house and its surrounding land was sub-let by the Earl of Chesterfield as a ‘pleasure park’, when this fell out of favour the estate was returned to private residence. In 1807 the Belsize estate was divided and sold, on which developers built semi-rural villas set within substantial grounds (Camden Council, 2003).
- 5.2.3 Development of the Belsize area as a London suburb began in the mid-19th century with the construction of semi-detached Italianate villas. During this time Belsize house was demolished for the construction of an exclusive estate. Daniel Tidey was the principal developer in the area during this period, which has in part resulted in the consistent architectural character identified across the CA. By the end of the 19th century there was a decline in the market for larger houses which prompted the development of smaller terraces and by the 1920s the estate had been largely developed, with development during the 20th century predominantly comprising replacement and infill development and public buildings (Camden Council, 2003).
- 5.2.4 The CA is divided into six character areas. 11 Belsize Park lies within the Belsize Park (including Belsize Avenue, Belsize Park, Belsize Square, Belsize Park Gardens, Belsize Grove, Buckland Crescent, Lancaster Drive and the northern end of Lancaster Grove) character area, which comprises mid-19th century Italianate villas mainly three storeys in height with front gardens. This character area is further characterised by the wide, tree lined roads and grass verges which create a sense of openness (Camden Council, 2003).
- 5.2.5 More generally, the CA can be defined by the grand semi-detached Victorian villas which are predominantly in Italianate style. Although there is a lot of variation in architectural detail and material the scale and value of development provides the CA with a sense of consistency (Camden Council, 2003).

### **Contribution of Setting to Significance**

- 5.2.6 The CA is predominantly characterised by the scale and form of the 18<sup>th</sup> and 19<sup>th</sup> century development, while the wide roads and hard landscaping

provides a sense of openness which results in a satisfying and ordered suburban character.

### **Impact**

- 5.2.7 The proposed development will be sited along the boundary wall and to the side elevation of 11 Belsize Park. It is not expected that the gas riser will be overly visible from street level, as the pipework is predominantly to the side elevation. Where the pipework is installed to the boundary wall it is partially shielded from view by the front garden and its vegetation. Furthermore, it is not expected that the riser will have an impact on the Conservation Area over and above the impact of the existing visual clutter to the side elevation.
- 5.2.8 Due to the small scale of works proposed the installation will not affect views to, from or within the Conservation Area. An appropriate paint scheme will further camouflage the riser.
- 5.2.9 In consideration of the above, it is not expected that the proposal will present visual harm over and above the existing clutter of 11 Belsize Park.
- 5.2.10 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 1 no. gas riser to the building is considered to result in a negligible impact when considering the CA as a whole. When inputting this information into the significance matrix, it results in a neutral impact to the CA.

## **6 Conclusions and Mitigation**

- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 11 Belsize Park, Belsize Park, Camden, NW3 4ES (National Grid Reference: TQ 26886 84835).
- 6.1.2 The proposed development complies with the IGEM/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13, Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 11 Belsize Park and Belsize Park Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 11 Belsize Park and a no visual impact upon the Conservation Area as a whole.
- 6.1.4 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset or the Conservation Area and so the proposals are compliant with the NPPF (2015), Policy HC1 and the London Plan and Policy D2 of the Camden Local Plan.
- 6.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan will also be satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 6.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
  - Paint the pipework white (colour matched) where installed to rendered areas and black where installed to exposed brickwork;
  - Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
  - Produce a photographic record of condition before and after the works to cover liability.

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available online,  
<https://www.tandfonline.com/doi/abs/10.1080/00665983.2019.1573553?journalCode=raij20>

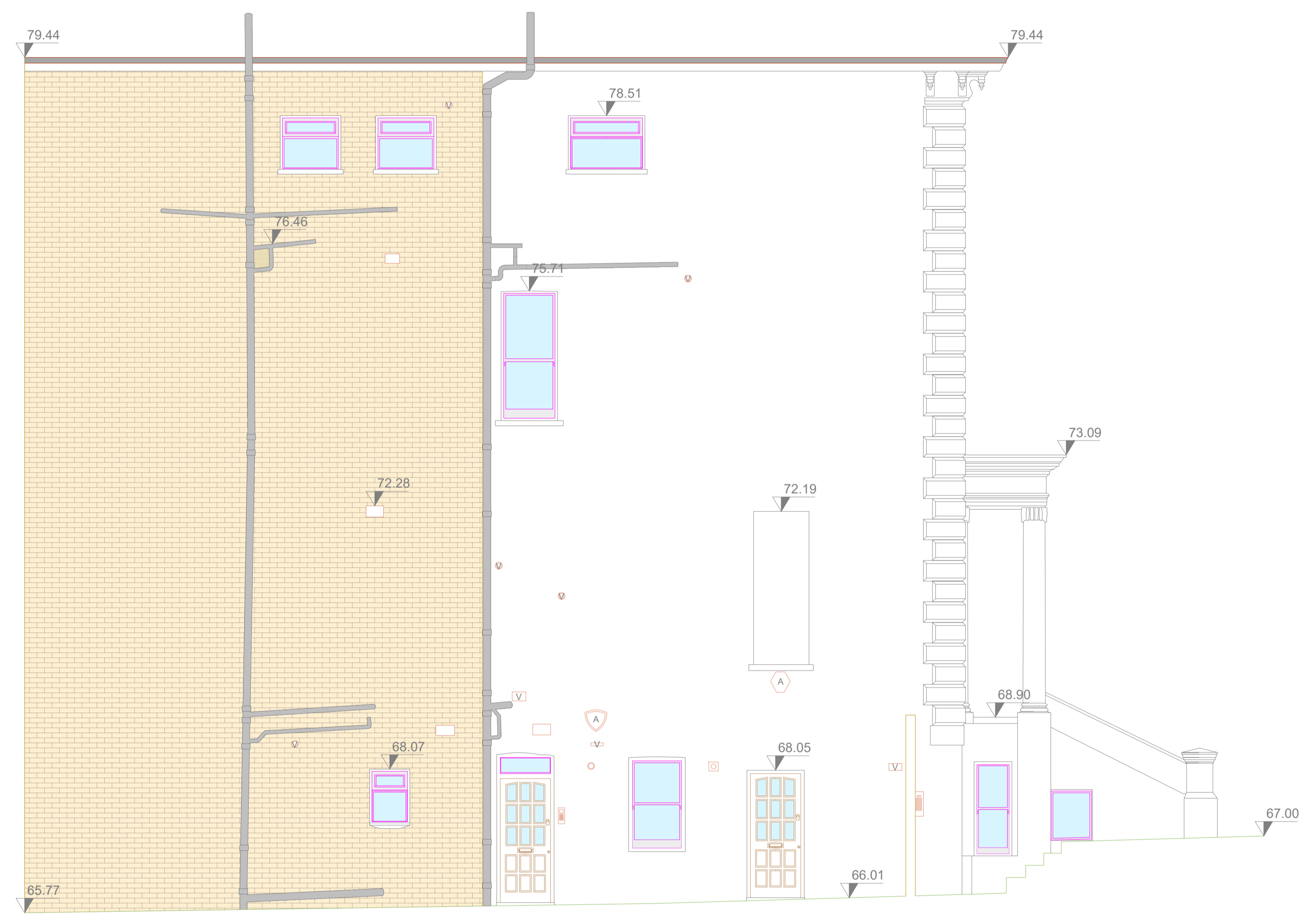
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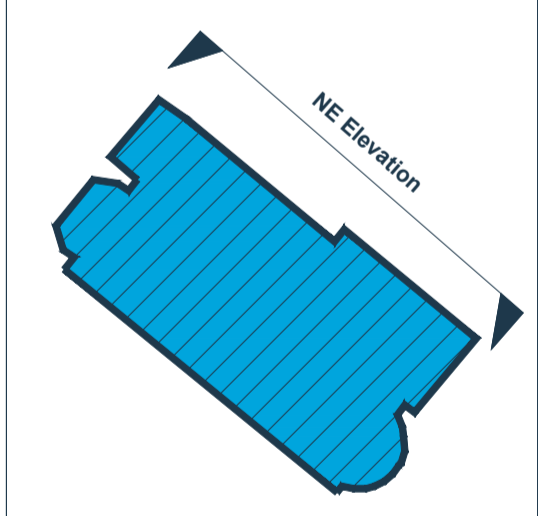
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	INDICATIVE ROOF TILES	A	ALARM
	INDICATIVE BRICK WORK	V	VENT
	INDICATIVE CLADDING	L	LIGHT
	PROPOSED GAS RISER MAINFRAMEWORK	S	SIGN
	PROPOSED GAS RISER MAINFRAMEWORK	LB	LETTER BOX
	PROPOSED GAS RISER MAINFRAMEWORK	MB	METER BOX

- Elevation Survey Notes:**
- Survey undertaken to accurately illustrate as per listed E within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition.
  - Dalcour Maclaren have undertaken this survey as per the original instructions and accept no liability for any inaccuracy of the representation beyond those specified tolerances, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.
  - Survey data is contained to the area specified/provided, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.
  - All survey data is recorded to a local grid and arbitrary datum of 67m. Elevation details have been measured using Laser Scanning technology, only detail that are indicated, detail will indicate the location of ground level is shown. Where dimensions should not be taken, all dimensions should be checked on site before any works commence.
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### Pre-Existing North East Elevation



**Elevation Locations:**



**Client:**  
Cadent Gas

**Location:**  
11 Belsize Park, London, NW3 4ES

**Coords:** N/A  
**Scheme Name:**  
EP - 11 Belsize Park, London

**Drawing Name:**  
Elevation Plan

**Drawing No:** 23005457\_PLN\_EL\_1.1

Rev	Date	Description
-	31.08.2023	First Issue

**Surveyed by & Date:** JM 24.08.2023

**Drawn:** CG  
**Approved:** DH/ES  
**Sheet No:** 1 of 1  
**Sheet Size:** A1

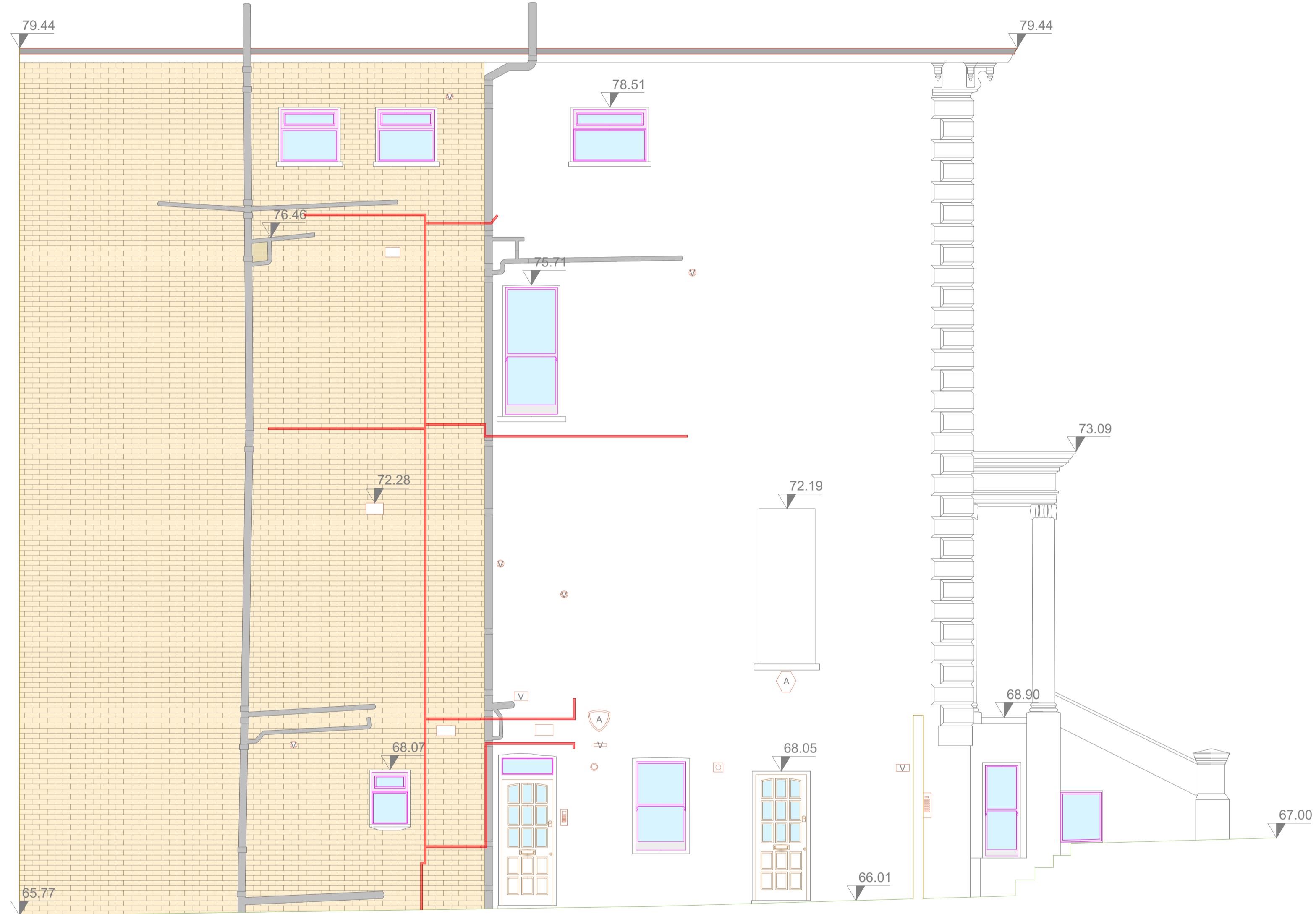


**Elevation Survey Key:**

	GLASS PANES	50	LEVEL ABOVE OS DATUM
	INDICATIVE ROOF TILES	A	ALARM
	INDICATIVE BRICK WORK	V	VENT
	INDICATIVE CLADDING	L	LIGHT
	INDICATIVE CLADDING	S	SIGN
	PROPOSED GAS RISER MAINFRAMEWORK	LB	LETTER BOX
	PROPOSED GAS RISER MAINFRAMEWORK	MB	METER BOX

- Elevation Survey Notes:**
- Survey undertaken to accurately illustrate as per listed E within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition.
  - Dalcour Maclaren have undertaken this survey as per the original instructions and accept no liability for any inaccuracy of the representation beyond those specified hereon, scales or otherwise, or for any matters resulting from their use for purposes other than that stated in the instruction.
  - Survey data is contained to the area specified/indicated, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.
  - All survey data is recorded to a local grid and arbitrary datum of 67.00m. Details have been measured using Laser Scanning technology, only detail that are indicated, detail will indicate the location of ground level is shown. Where dimensions should not be taken, all dimensions should be checked on site before any works commence.
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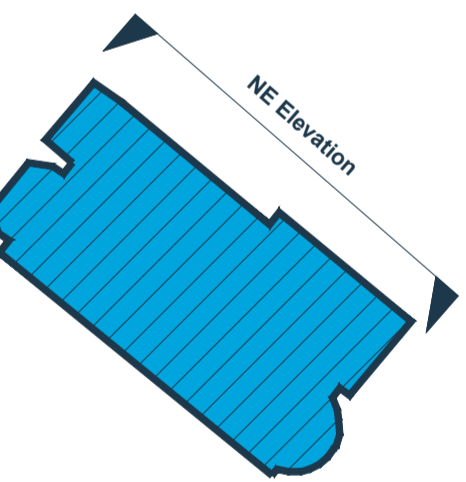
### Existing North East Elevation



Datum 65.00

Datum 65.00

**Elevation Locations:**



**Client:**  
Cadent Gas

**Location:**  
11 Belsize Park, London, NW3 4ES

**Coords:** N/A  
**Scheme Name:**  
EP - 11 Belsize Park, London

**Drawing Name:**  
Elevation Plan

**Drawing No:** 23005457\_PLN\_EL\_1.2

Rev	Date	Description
-	31.08.2023	First Issue

**Surveyed by & Date:** JM 24.08.2023

**Drawn:** CG

**Approved:** DH/ES






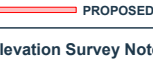
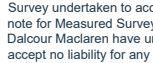
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**Sheet Size:** A1



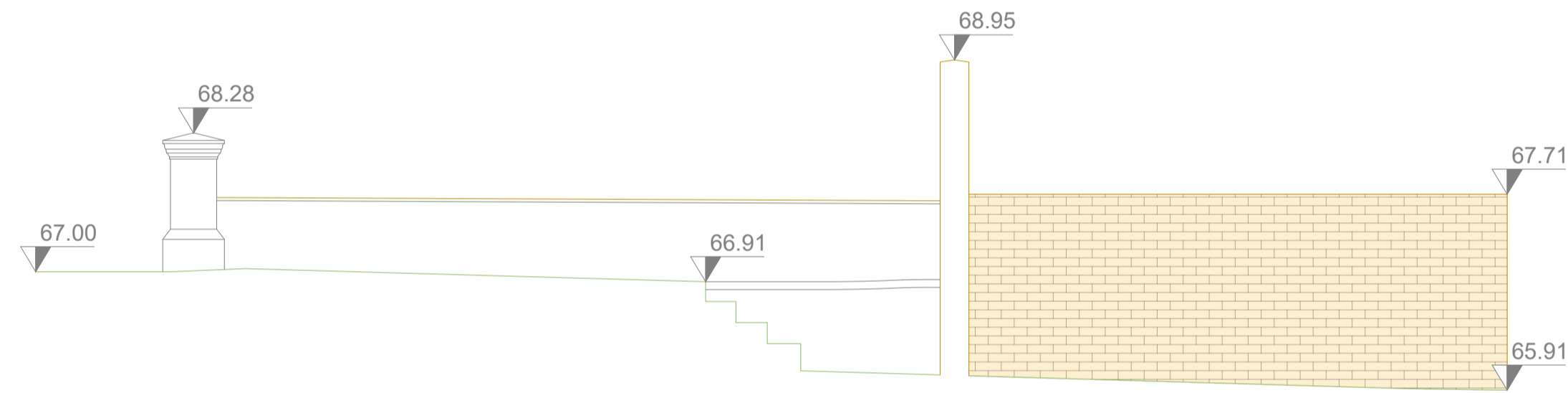


**Elevation Survey Key:**

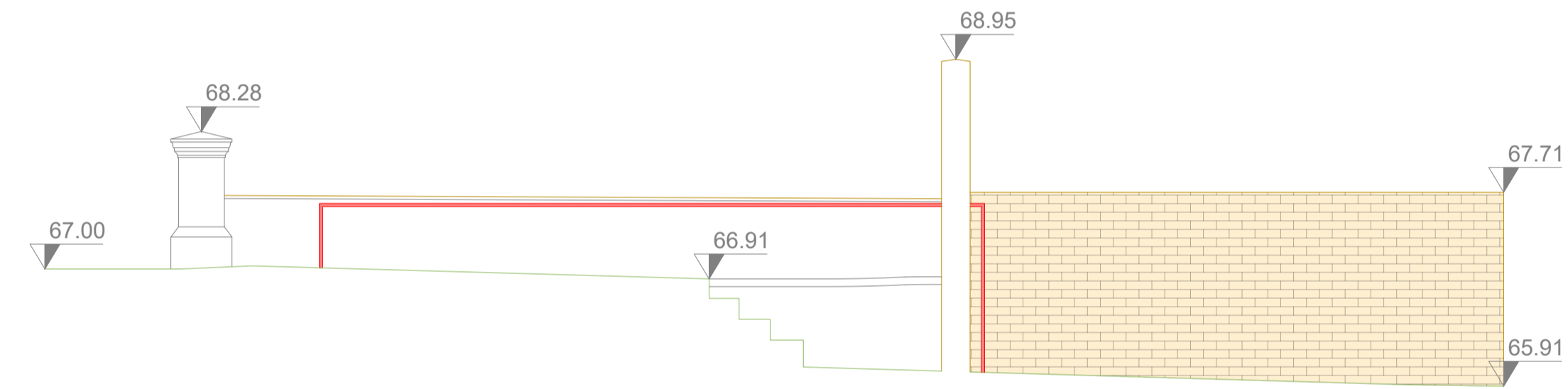
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	INDICATIVE ROOF TILES	A	ALARM
		V	VENT
	INDICATIVE BRICK WORK	L	LIGHT
		S	SIGN
	INDICATIVE CLADDING	LB	LETTER BOX
	PROPOSED GAS RISER MAINFRAMEWORK	MB	METER BOX

- Elevation Survey Notes:**
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  - All survey data is recorded to a local grid and arbitrary datum of 67.00. Elevation details have been measured using Laser Scanning technology. Only detail that are indicated, detail will indicate the location of ground level is shown. Where dimensions should not be taken, all dimensions should be checked on site before any works commence.
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Pre-Existing South West Elevation



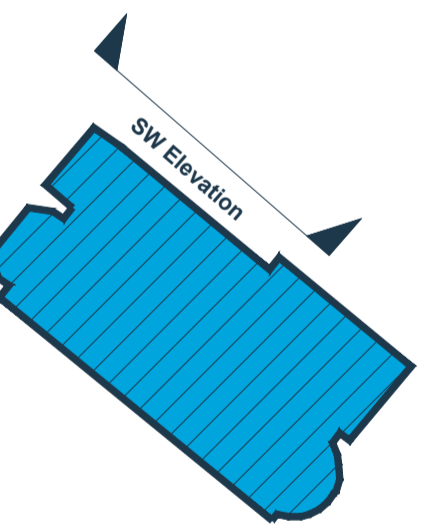
Existing South West Elevation



Datum 65.00

Datum 65.00

**Elevation Locations:**



**Client:**  
Cadent Gas

**Location:**  
11 Belsize Park, London, NW3 4ES

**Coords:** N/A  
**Schema Name:**  
EP - 11 Belsize Park, London

**Drawing Name:**  
Elevation Plan

**Drawing No:** 23005457\_PLN\_EL\_1.3

Rev	Date	Description
-	30.08.2023	First Issue

**Surveyed by & Date:** JM 24.08.2023

**Drawn:** CG

**Approved:** DH/ES

**Sheet No:** 1 of 1

**Sheet Size:** A1



Key:

Application Area

Interest:

11 Belsize Park Limited

Location:

11 Belsize Park, London, NW3 4ES

Coords: 526892, 184830

Scheme Name:

EP - 11 Belsize Park, London

Drawing Name:

Location Plan

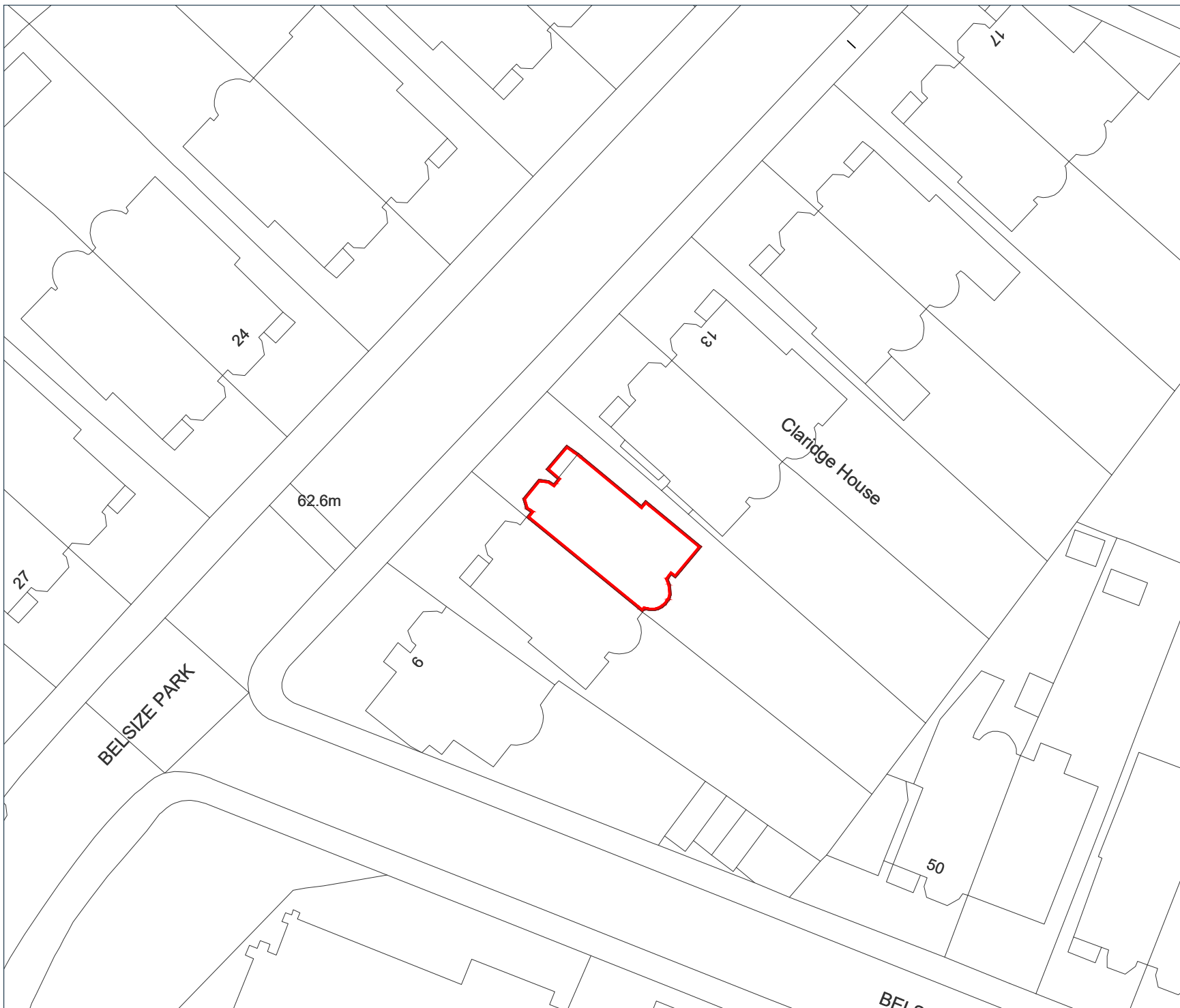
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Rev	Date	Description
-	31.08.2023	First Issue

Drawn:	ML	
Approved:	RD	
Sheet No:	1 of 1	
Sheet Size:	A4	

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Key:

- Application Area
- Existing LP Main

Interest:

11 Belsize Park Limited

Location:

11 Belsize Park, London, NW3 4ES

Coords: 526892, 184830

Scheme Name:

EP - 11 Belsize Park, London

Drawing Name:

Site Plan

Drawing No: 23005457\_PLN\_SI\_3.1

Rev	Date	Description
-	31.08.2023	First Issue

Drawn:	ML
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Sheet Size:	A4



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- Key:**
- Application Area
  - Existing LP Main
  - Proposed LP Main
  - Elevations subject to proposed gas pipe apparatus installations

**Interest:**  
11 Belsize Park Limited

**Location:**  
11 Belsize Park, London, NW3 4ES

**Coords:** 526892, 184830

**Scheme Name:**  
EP - 11 Belsize Park, London

**Drawing Name:**  
Site Plan

**Drawing No:** 23005457\_PLN\_SI\_4.1

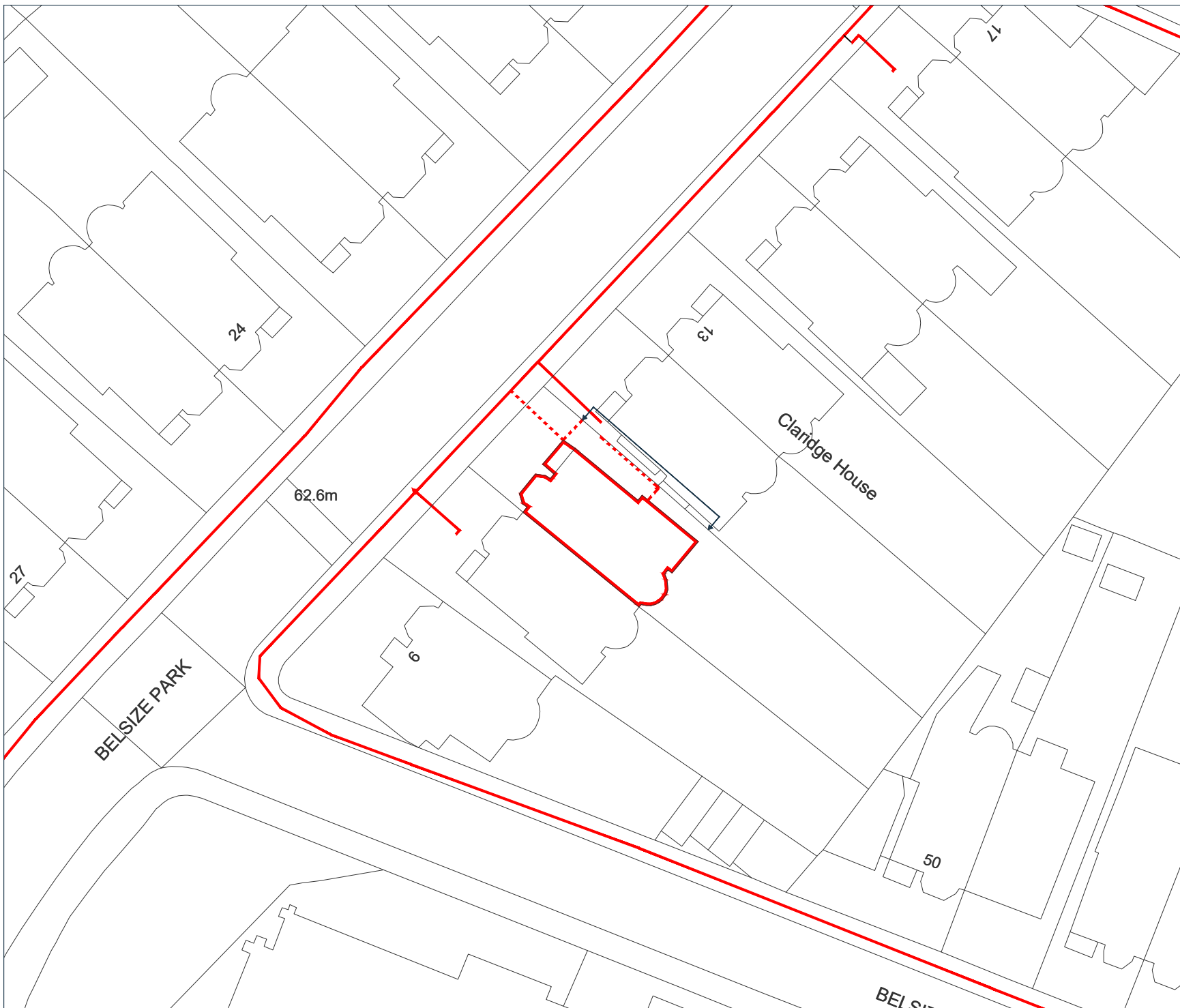
Rev	Date	Description
-	31.08.2023	First Issue

<b>Drawn:</b>	ML
<b>Approved:</b>	RD
<b>Sheet No:</b>	1 of 1
<b>Sheet Size:</b>	A4



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**APPENDIX 1  
ICOMOS ASSESSMENT METHODOLOGY**

Table 1: Table of Significance

<b>Significance</b>	<b>Factors Determining Significance</b>
Very High (National or International Importance)	<p>World Heritage Sites (including nominated Site)</p> <p>Assets of recognised international importance</p> <p>Assets that can contribute to acknowledged international research objectives</p> <p>Other buildings of recognised international importance</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors</p>
High (National Importance)	<p>Scheduled monuments (including proposed Sites)</p> <p>Non-designated receptors of schedulable quality and importance</p> <p>Grade I and Grade II* Listed Buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade</p> <p>Grade I and Grade II* Registered Parks and Gardens</p> <p>Conservation Areas containing very important buildings</p> <p>Non-designated assets of clear national importance</p> <p>Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors</p> <p>Assets that contribute significantly to acknowledged national research agendas</p>
Medium (Regional Importance)	<p>Certain Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Designated or non-designated assets that contribute to regional research objectives</p> <p>Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</p> <p>Average well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>
Low (Local Importance)	Designated and non-designated assets of local importance

	<p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historic association</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>Robust non-designated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
Negligible	<p>Assets with little or no archaeological/historical interest</p> <p>Buildings of no architectural or historical note; buildings of intrusive character</p> <p>Historic landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the asset has not been ascertained from available evidence</p> <p>Buildings with some hidden (i.e., inaccessible) potential for historic significance</p>

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered.  Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.



No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.
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Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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