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Heritage Appraisal

15 Gloucester Crescent, London NW1 7DS

September 2023





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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at no.15 Gloucester Crescent, London NW1 7DS.

1.2 The building is Grade II listed and situated in the Primrose Hill Conservation Area. The proposals are for a single storey extension at ground floor level, a replacement window to the rear façade at 1st floor level and associated internal alterations.

1.3 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

1.4 The appraisal should be read in conjunction with the drawings and supporting information prepared by David Cook Architects.

Research and report structure

1.5 In line with paragraph 194 of the National Planning Policy Framework 2021, the key purpose of this appraisal is to define the significance of the listed building and its contribution to the conservation area. It will then describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the surrounding Primrose Hill Conservation Area.

2 Site location and context

2.1 The following section provides a brief overview of the building and its context.

2.2 The site is located in a residential enclave to the west of Camden High Street. The building consists of a large terraced house dating from 1840-45, arranged over three main floors and set above a semi-basement level. The house is constructed of darkened yellow stock brick with stucco embellishment and its roof concealed behind the parapet.

2.3 Nos.3-22 (consecutive) Gloucester Crescent were Grade II listed on 23 March 1998. The description indicates that the buildings were listed for group value and reads as follows:

TQ2883NE GLOUCESTER CRESCENT 798-1/76/558 (East side) 23/03/98 Nos.3-22 (Consecutive)

GV II

Curved terrace of 20 houses. c1840-45. By Henry Bassett. Yellow stock brick with stucco dressings. Slated hipped roofs with enriched slab chimney-stacks and most with projecting eaves having shaped brackets. STYLE: Italianate style, different designs forming linked groups. EXTERIOR: 3 and 4 storeys, all with semi-basements. Continuous cornice runs throughout terrace at 2nd floor sill level; all with stucco architraved sashes, ground floors having console bracketed cornices. Doors panelled, some part-glazed, all with overlights. Nos 3 & 4: entrances in stucco porticoes with moulded panels and pilaster soffits having bracket capitals. No.3 has 4 storeys with blind boxes to 1st floor windows. No.4 has a 4-storey projecting tower with stucco ground floor and quoins; ground and 1st floor tripartite sashes, 2nd floor with 2 small windows flanked by large brackets to 3rd floor balcony having pierced balustrade to 2 paired round-arched sashes. Nos 5-7: round-arched entrances, in recessed bays, with stucco pilasters supporting architraved heads. No.5 has large brackets flanking 2 floor windows and



continuing across entrance bay of No.4. Nos 8-11: form a symmetrical group with projecting flanking towers having 3rd floor loggias with paired shaped brackets to eaves. Doorways of Nos 8 & 11, in recessed bays, in round-arched cases. Nos 9 & 10 in central bays with stucco cases of pilasters supporting cornices; windows above doors round-arched. Nos 12-15: form a symmetrical group with a projecting bracketed cornice above 2nd floor windows and central pediment with acroterion flanked by parapet with balustraded panels. Entrances to Nos 12 & 15 in recessed flanking entrance bays; stucco pilasters cases with round arches flanked by enriched brackets supporting cornices. Nos 13 & 14 in central bays with stucco pilaster doorcases, No.14 with a pediment; round-arched windows above doorways and at 2nd floor beneath pediment. Nos 16-19: form a symmetrical group similar to Nos 8-11. No.20: round-arched doorway and round-arched window above at 2nd floor level. No.21: square-headed stucco entrance surround with round-arched window above. To right, a tripartite sash. No.22: partly rebuilt and altered with mansard roof to left hand bays. INTERIORS: not inspected. HISTORICAL NOTE: Henry Bassett's family were surveyors to the Southampton Estate; the plot was purchased by Bassett from Lord Southampton at the auction of his northern estate in 1840.



Figure 1: Extract from LB Camden's interactive online map showing Grade II listed buildings shaded in dark blue and the Primrose Hill Conservation Area in buff.

The buildings to the north of Gloucester Crescent marked in yellow are Locally Listed.

2.4 The wider area surrounding the application site contains a wealth of historic buildings and all the houses on Gloucester Crescent are statutorily listed with the exception of nos.50 and 51. The listed properties consist of a series of substantial terraced mid 19th century houses, constructed in stock brick with stucco dressings and Italianate detailing. The only building which differs slightly in its scale and architectural treatment is no.23 which is stucco faced and of more modest proportions.

2.5 The application site is located in the London Borough of Camden's Primrose Hill Conservation Area which was first designated on 1 October 1971. The Primrose Hill Conservation Area Statement (PHCAS) was published in January 2001 and provides a description of the character and appearance of the area as well as a series of policy objectives for new development.

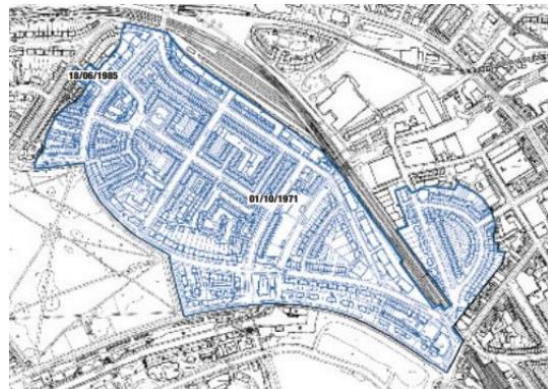


Figure 2: The Primrose Hill Conservation Area with sub Area 4 to the right of the railway line.

2.6 The conservation area covers the planned residential development which took place on Lord Southampton's estate in the mid 19th century. The bulk of the conservation area consists of the terraces and squares of Primrose Hill, as well as the lower sections of Regent's Park Road and Gloucester Avenue. The application site forms part of a small section

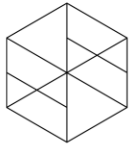


of the conservation area known as Sub Area 4 which is situated on the eastern side of the railway cutting and is physically and functionally more closely linked to Camden Town. Notwithstanding this, Sub Area 4 has historic connections to the wider Primrose Hill Conservation Area, which was developed as a coherent whole, with buildings of a larger scale and in many cases on more substantial plots than the earlier, tighter grained development in Camden Town. The PHCAS describes Sub Area 4 as follows:

"This small sub area is located to the east of the Conservation Area and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent. The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. Although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas. This sub area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups. The buildings vary and include small cottages and terrace properties, grand residential terraces, villas, and business premises, many of which are statutorily listed and are the oldest in the Conservation Area."

most distinctive, consisting of linked groups of Italianate buildings, of brick and stucco, with a varied and lively roofscape of pediments, decorative chimneystacks and towers with loggias. On the north eastern curve of the crescent are more typical mid 19th century four storey terraced houses with basements and stock brick facades set over a rusticated stucco ground floor. The west side of the crescent is lined with a group of semi-detached pairs, linked by entrance bays, in yellow stock brick with varying degrees of stucco embellishment, shallow pitched roofs and overhanging eaves.

2.7 Gloucester Crescent is a particularly impressive townscape feature of the mid 19th century and reflects the fashion during the Georgian and early Victorian period for geometric set pieces such as squares, crescents and circuses. The road is lined with substantial houses built in several phases from the early 1840s through to the 1860s. The first houses were built by Henry Bassett at nos.3-22 on the south east side of the road and are the



Figures 3-5: The Henry Bassett houses on the SE curve of Gloucester Crescent; houses on the SW curve of Gloucester Crescent of varied scale and form and the terraces at nos.24-29 and 30-35 Gloucester Crescent.

3 Relevant planning history

2011

Listed Building Consent (2010/6621/L) for *'Internal alterations at first floor level including the relocation of two internal doors and the reconfiguration of layout to existing single dwelling (Class C3)'* was granted on 13 January 2011.

2010

Listed Building consent (2010/2220/L) for *'Internal alterations to include the relocation of the existing bathroom to the rear room including removal of partition separating existing master bedroom and bathroom only and the external mounting of waste pipe at rear to dwelling house (Class C3). Option B'* was granted on 4 June 2010.

Listed Building Consent 2010/1925/L for *'Internal alterations to include the demolition and relocation of existing bathroom and internal partitions at first floor level and external mounting of waste pipe at rear to dwelling house (Class C3). Option A'* was refused on 4 June 2010.

2009

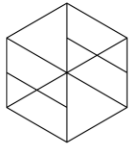
Listed Building Consent 2009/1048/L for *'Internal alterations to wall and partitioning at first floor level to existing dwellinghouse'* was granted on 7 August 2009.

2008

An approval of details application (2008/3773/L) for *'Details of all joinery, including elevations and sections through doors pursuant to Condition 2a attached to listed building consent granted on 11th December 2006 (ref: 2006/4141/L) for retention of internal and external modifications to dwellinghouse (Class C3) including erection of a conservatory to the rear'* was approved on 15 September 2008

2006

Planning permission (2006/4138/P) and Listed Building Consent (2006/4141/L) for *'Retention of internal and external modifications to dwellinghouse (Class C3) including erection of a*



conservatory to the rear were granted on 11 December 2006.

A Listed Building Enforcement Notice was served in March 2006 to secure remedial works to the alignment of the erected conservatory, the arrangement of doors into the ground floor front and rear rooms and works to the spine wall at ground floor level. This appeal was subsequently allowed.

2004

Retrospective planning permission (2003/3174/P) and Listed Building Consent (2003/3172/L) for *'Alterations to front forecourt including the installation of vehicle gates and iron work to cill; removal of part of front boundary wall and the retention of a trellis, hard and soft landscaping and internal works at basement, ground and first floor levels'* were refused on 26 August 2004.

2001

Planning permission (PEX0100432) and Listed Building Consent (LEX0200433) for *'Change of use from 3 self-contained flats to a single-family dwelling and erection of a glazed conservatory at rear lower ground floor'* was granted on 11 September 2001.

2000

Planning permission (PE9900990) and Listed Building Consent (LE9900991) for *'Enlargement of the front forecourt and rebuilding of the stairs to match the neighbouring properties, and internal alterations'* was refused on 4 April 2000.

4 Historic development of the site and area

4.1 The following section provides an overview of the historic development of this part of Camden Town/Primrose Hill and a description of the evolution of the application site and its immediately surrounding area.

4.2 The site historically formed part of the Manor of Tottenham which was owned by the prebendaries of St Paul's Cathedral, with Tottenham Court its manor house. The manor consisted of a long wedge of land to the west of Camden High Street and Hampstead Road, extending from Chalk Farm in the north down to Fitzrovia in the south.

4.3 At the Reformation the manor passed to the Crown and in 1668 Charles II granted its lease to Henry Benet, Earl of Arlington, whose daughter Isabella married Henry Fitzroy. Henry became the first Duke of Grafton and Isabella brought the lands of Tottenham Manor to the union.

4.4 For centuries the area was a district of open fields with dispersed farms and cottages, and distinct nuclear settlements at Hampstead and Highgate. By Roque's map of 1746 there was linear development at Kentish Town but still only a small cluster of buildings around what is now Britannia Junction. Modern day Camden High Street forms part of the ancient route northwards from the City, linking with the West End via Hampstead Road and Kings Cross via Fig Lane (modern day Crowndale Road). Consequently, the area had a number of inns that provided rest and refreshment for travellers and their horses - The Mother Red Cap and The Mother Black Cap public houses are notable features on Roque's map. Primrose Hill is also marked at this date, set amidst open land criss-crossed with a network of pathways.

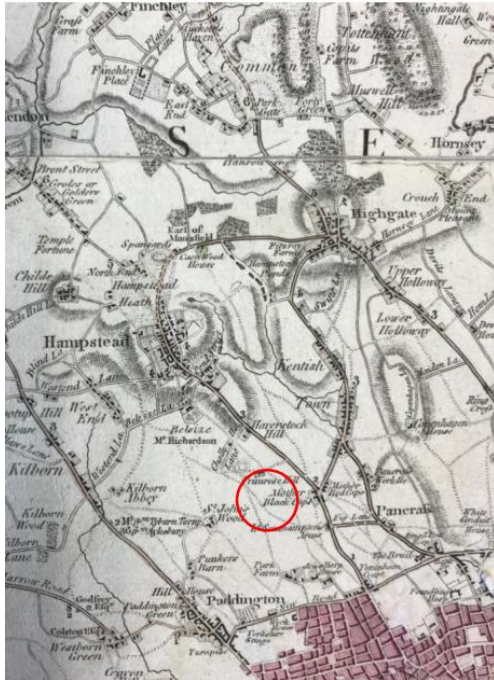
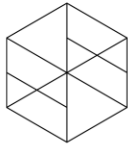


Figure 6: Roque's map of 1746.

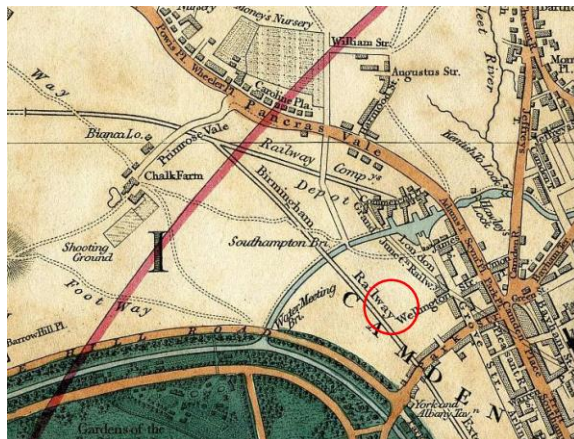


Figure 7: A map of the area from the 1820s.

4.5 By the mid 18th century the lease of the manor had descended to Charles Fitzroy, the great grandson of Henry and Isabella. In 1768 he acquired its freehold from St Paul's and in 1780 was created Baron of Southampton. Acquisition of the remains of Rugmere Manor around modern day Chalk Farm completed his estate.

4.6 Lord Southampton had developed a number of narrow plots facing onto Camden High Street by 1791 however beyond this to the west the land remained as open fields. During the early 19th century London continued its inexorable outwards spread, with new buildings creeping up the main arterial routes such as Hampstead Road. The Crown's Regent's Park Estate had been developed from 1811 onwards and landowners in Camden Town began to think about turning over their fields for building plots. By the 1820s, Park Street (now Parkway) can be seen laid out across open land with roads to the south dotted as under construction. To the east of Camden High Street, Charles Pratt the Earl of Camden's land was also beginning to be developed, with Bayham Street, Pratt Street and King Street laid out but not yet lined with buildings. However large areas of open land remained to the northwest of this and between the west side of Hampstead Road and Regent's Park.



Figure 8: Cary's map of 1837.



4.7 Transport infrastructure also began to have an impact upon the area and its development in the early 19th century. The construction of the Regents Canal, which opened in 1820, linking the Grand Junction Canal at Paddington with the Limehouse Basin was a significant landscape feature. The London & Birmingham Railway was built in 1838 with its original terminus intended to be located at Chalk Farm. However, it quickly became clear that a terminus was required closer to central London and the site at Euston Square was identified. Cary's map of 1837 shows both the canal and railway line, at this period still running across open and undeveloped land.

4.8 In 1840 Lord Southampton auctioned off freehold lots on his estate for development. The auction map of 12 August 1840 shows the envisaged layout for the Primrose Hill area, with formally grouped large detached and semi-detached villas on spacious plots and a grand crossroads in the northern part of the area. The railway cutting forced the alignment of Gloucester Avenue to kink sharply at its southern end and scuppered earlier ideas for a mirror image to Gloucester Crescent, bisected by Oval Road. What is notable is that large lots with detached houses were envisaged abutting the railway line, with little hint of the environmental and eventually economic and social blight that coal fired steam trains and the intensification of traffic on the line would bring in later decades.

4.9 The 1849 St Pancras Parish map shows the envisaged formal layout of grand villas for Primrose Hill beginning to incrementally give way to buildings on much narrower, terraced plots. The plots on the east side of Gloucester Crescent had been purchased by Henry Bassett who constructed the buildings here between 1840 and 1845. Regent's Park Terrace is shown in place to the west, facing onto Oval Road. The western end of Wellington Place is now known as Gloucester Place, with continuous development on both its northern and southern sides between Gloucester Crescent and Camden High Street.



Figure 9: The 1849 St Pancras parish map.



Figure 10: The 1860 St Pancras parish map.

4.10 By the time of the 1860 St Pancras parish map the western side of Gloucester Crescent had begun to be built, with the houses at nos.62-70 (even) in place. Further tight grained development had appeared in Primrose Hill, including Chalcot Square and Chalcot Crescent, moving further still from the grand vision of large villas and a spacious suburban setting. A series of substantial semi-detached houses had been constructed on Regent's Park Road with views onto Primrose Hill and around the north east curve of Regents Park. On the corner of Oval Road and Gloucester Crescent



the circular piano factory constructed for Messers Collard and Collard was in place.

4.11 The 1869 St Pancras parish map shows the remainder of the west side of Gloucester Crescent completed, with a series of semi-detached pairs.

4.12 The 1872 Ordnance Survey map provides more detail than the St Pancras parish map of three years earlier with soft landscaping shown in front gardens and paths, flower beds and formal layout depicted to some of the rear gardens.

4.13 Lord Southampton's estate had been developed with the middles classes in mind and many of the houses were 'second rate' as depicted in Peter Nicholson's *'The New and improved practical builder' (London 1837)*, alongside higher status villas and semi-detached properties. The area thus created a transition between the grand Nash properties which lined the east side of Regents Park and the more shabby, commercial and industrial character of Camden Town itself.

4.14 Booth's poverty map, produced in 1889 as part of his *Inquiry into Life and Labour in London (1886-1903)* marks the site in red denoting 'Middle class. Well-to-do, in common with many of the other large houses which lined Albert Street and Mornington Road to the south. To the west and north west Primrose Hill was more mixed in character, with the large properties facing Primrose Hill and along the southern stretch of Gloucester Road and Regent's Park Road marked in yellow denoting 'Upper Middle and Upper Classes. Wealthy'. To the east of Gloucester Crescent, Camden Town itself was a mixture of the middle classes, properties shown in pink indicating 'Fairly comfortable – good ordinary earnings' and 'Mixed. Some comfortable, others poor'. Pockets of blue can also be seen, particularly to the east of Camden High Street, indicating areas housing the poor.

4.15 The built context to Gloucester Crescent altered little during the later 19th century and into the early 20th century. Areas of manufacturing and industry are shown to the north of Gloucester Crescent, with various piano factories, a timber yard and a range of commercial uses lining the canal.

4.16 There is an absence of large scale mapping during the mid 20th century however the 1953 Ordnance Survey map shows how the grain of the area had begun to change, particularly on Arlington Road to the east, where narrow terraced housing was replaced with more substantial buildings, such as Rowton House, Camden House and the Gaumont Cinema on the corner of Inverness Street.

4.17 During the 20th century Camden Town flourished and its population grew, bolstered by artisans and shopkeepers who moved into the area in order to serve the working classes who made their living from the railway, canal and



Figure 11: Booth's poverty map of 1889 with the application site ringed in blue.

associated activities. A decline in the area was exacerbated by the grime of the railways which generated noise and dirt and decreased the attractiveness of the houses which were in close proximity to it. The building stock also suffered, as houses were subdivided and let out with a consequent deterioration in their fabric and appearance. However, the area had historically been popular with writers and artists and had a bohemian character which became increasingly attractive during the 1960s. The electrification of the train lines had a dramatic impact on air quality and the environment surrounding them and many of the streets began to gentrify, attracting new middle class residents to their substantial houses.

Development of the site

4.18 The 1870 Ordnance Survey map shows the Henry Bassett houses with a variety of footprints and rear buildings lines. Some of the houses are flat backed whilst others have part width projections of varying depths. No.15 has a small, shallow projection to its northern bay at this time.



Figure 12: The 1870 Ordnance Survey map.



4.19 The 1894 map shows a little more detail to the rear, with an infill structure adjacent to the small closet wing and a set of stairs to the north.

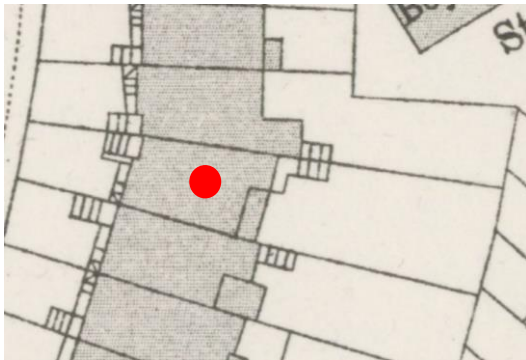


Figure 13: The 1894 Ordnance Survey map.

4.19 The 1913 Ordnance Survey map appears to show the building in the same configuration as in 1870 and it is not clear what happened to the infill structure.

4.20 There is an absence of large scale mapping from 1913 until 1953 when the house is shown once again with just a small closet wing and set of stairs to the northern section of the rear façade.

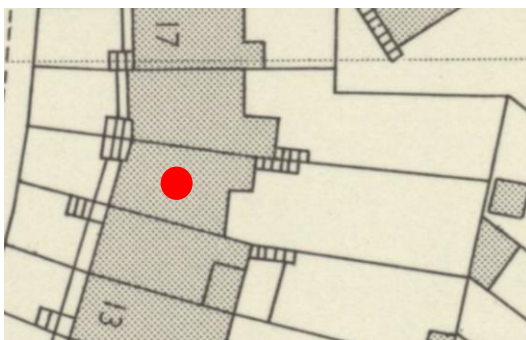


Figure 14: The 1953 Ordnance Survey map.

5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

5.2 A heritage asset is defined 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the heritage assets are the statutorily listed no.15 Gloucester Crescent and the Primrose Hill Conservation Area.

5.3 Historic England’s document *‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’* (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.”*

5.4 In assessing the significance of no.15 Gloucester Crescent it is therefore necessary to examine its origins, history, form, architectural



design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

5.5 The application site forms part of a group of twenty terraced houses on the SE curve of Gloucester Crescent. The building is four storeys in total, including a semi-basement. The house is set back from the road behind a paved forecourt and parking area. There is a shallow lightwell to the front of the building with cast iron railings and gate.

5.6 The building dates from 1840-45 and was built by Henry Bassett. It forms part of a distinctive and attractive group of Italianate style houses, of different designs which form linked groups.

5.7 The house is constructed of darkened yellow stock brick, with extensive stucco embellishment. It is part of a group of four houses, with nos.13 and 14 Gloucester Crescent forming the centre of the symmetrical composition, flanked by nos.12 and 15. Each house is two window bays wide with a pediment rising above the centre properties and a perforated balustrade above the flanking buildings, linked by a heavy stucco bracketed cornice.



Figure 15: The group of houses at nos.12-15 Gloucester Crescent.

5.8 The entrance to the house is via a recessed entrance bay and a steep flight of steps. The four panelled timber entrance door is set within a round arched opening, with stucco surround, pilasters and bracketed cornice. Above this a 6 over 6 sash window is set within an unusual stucco surround with a brick panel above, and a very shallow window at 2nd floor level. The main façade has a centrally positioned window, with stucco decoration which reduces in ornamentation rising up the façade. To the ground floor 6 over 6 sash window there is a console bracketed cornice and bracketed window ledge, with a flat moulded architrave at 1st floor level and a simple flat stucco surround to the basement and 2nd floor windows. A flat stucco band sits beneath the 2nd floor fenestration. The windows on the front façade diminish in height over the façade, creating a traditional sense of hierarchy and proportion.



Figure 16: The front façade of no. 15.

5.8 The roofscape of the building is concealed behind the front parapet and consists of a pitched slope to the rear and a hipped element to the front.

5.9 The scale of the buildings and the curving alignment of Gloucester Crescent creates a relatively strong sense of enclosure to the street, with a series of unfolding views, softened by mature street trees. The narrow plot widths and closely spaced bays of windows also contribute to the sense of a fine urban grain.

5.10 Overall the front façade of the building and the wider streetscape along Gloucester Crescent are of high architectural and historic significance. This part of Gloucester Crescent is distinctive and unusual, with small, symmetrical compositions of varying form, design and articulation, particularly at roof level, attached to one another and creating a townscape of significant quality.

5.11 The rear façade of the building is of darkened yellow stock brickwork with a part width closet wing at basement, ground and 1st

floor levels. This was originally shallow, as evidenced by the section at 1st floor level, but was increased in depth to the basement and ground floors in the late 1990s. The brickwork is a much brighter yellow which strikes a slightly discordant note.

5.12 On the main rear elevation there is an aligned bay of window openings lighting the rear room at each floor level, with 6 over 6 sashes at ground and 1st floor level and a 3 over 9 sash to the 2nd floor. Here there is also a window above the closet wing, horizontally aligned with the main 2nd floor window rather than offset, reflecting the presence of a secondary staircase rather than a continuation up of the main staircase in the corner of the building. The slate clad rear roof slope of the building is visible above the eaves line.

5.13 Overall, the rear façade is fairly plain in character, reflecting the original lower status accorded to rear facades. Whilst it has a reasonable sense of balance and proportion, it has none of the architectural ornamentation of the front façade and is thus of lower significance. The lower parts of the building, at basement and ground floor level are characterised by their modern additions.

5.14 To the rear of the house there is a large private garden, with mature trees and soft landscaping and a relatively secluded character.



Figure 17: The rear façade of no. 15.

Interior

5.15 The layout of no. 15 Gloucester Crescent reflects the typical London terraced house typology, with a two-room deep plan form arranged off a stair compartment situated adjacent to the party wall. Here, however the curving nature of the Crescent means that the house has a splayed footprint, increasing in width towards the rear of the house. Consistent with the hierarchy of status within houses of this period, the principal spaces are situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the basement and to the top floor.

5.16 The house generally retains its original plan form and layout. At basement level the spine wall survives intact and there is an opening in the rear wall through to the modern glazed conservatory. To the ground floor however there is a wide opening in the spine wall which creates a more open plan layout which detracts from the original plan form and spatial quality of the listed building. There is currently no access to the front room from the main ground floor hallway, with

double doors in the partition with the rear room. At 1st and 2nd floor levels the overall floor plan survives, with some minor modifications such as the partition within the rear 1st floor room and the realignment of the wall between the front rooms at 2nd floor level.



Figures 18 & 19: The front and rear rooms at ground floor level and the double leaf doors installed into the rear room.

5.17 The house retains its elegant main staircase which rises from ground to 1st floor level, with an open string, decorative cast iron balusters and a ramped hardwood handrail. A secondary staircase links the 1st and 2nd floors, also with an open string, but with a simplified profile to the handrail and more timber balusters.

5.18 A range of historic features survive within the house, including historic joinery such as doors, architraves and skirtings, as well as fire surrounds at ground and 1st floor levels. The



basement has been refurbished in a traditional style.

Values and significance

5.19 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

5.20 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. The building dates from the mid 19th century and was built to a fairly standard plan and layout and thus provides little unique insight into human activity in an archaeological sense.

5.21 Historical value

Paragraph 39 of the Conservation Principles document outlines that *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*

The building forms part of the historic local scene townscape for around 170 years. The building has clear historical value in terms of illustrating the transformation of the area from a district of open fields and farmland during the late 18th and 19th centuries to a densely covered residential and commercial inner suburb. The building retains much of its original setting and has group value with similar mid 19th century housing which characterises the immediate and wider area. The house demonstrates patterns of life during the mid to late 19th century, providing evidence of architectural and social hierarchy within the house, with principal rooms at ground and 1st floor level and ancillary service areas and accommodation for servants in the basement and at 2nd floor level.

The house has no obvious documented associations with any local or national figures of

note, nor any clear or demonstrable relationship to notable historic events.

5.22 Aesthetic value

Aesthetic value is defined as *"...the ways in which people draw sensory and intellectual stimulation from a place."*

As described in the paragraphs above, the building is an attractive mid 19th century house with a high significance front elevation to Gloucester Crescent. The building is constructed of typical materials of the period such as brickwork and stucco and has a high degree of architectural quality, with Italianate detailing that reflects the fashionable architecture of the period.

The building has a high degree of group and townscape value due to the pattern of small groups due to its contribution to the architectural composition of nos.12-15 (consecutive) and to the wider Italianate architectural coherence of the group.

Internally, the building largely retains much of its original plan form with some modifications to position of walls at 1st and 2nd floor level, however the character and spatial quality of the interior is still fully legible as a mid 19th century townhouse. At ground floor level the spine wall has been mostly removed and non-traditional double doors installed into the partition between the rear room and the stair compartment. This detracts from the original layout, character and circulation pattern of the ground floor accommodation. There are a modest range of surviving original and historic features to the building, including fire surrounds and joinery items which contribute to the aesthetic coherence and character of the interior.

5.23 Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as *".....places that people perceive as a source of identity,*



distinctiveness, social interaction and coherence."

The building has communal value in so far as it has been part of the local scene for around 170 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

Conclusion

5.24 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Camden and reflects to a small degree the transformation of the area from open fields to a densely packed suburb by the end of the 19th century. The building has a high degree of architectural value to its front facade and reflects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of Gloucester Crescent and this part of the Primrose Hill Conservation Area. The houses at nos.2-22 Gloucester Crescent have demonstrable group value, townscape interest and historic merit. The building also provides a tangible reminder of patterns of life during the mid 19th century. Having been constructed as a single dwelling house it remains in that use, proving adaptable and attractive for 21st century life. Consequently, the building is considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

5.25 The rear elevation of the building is of far less significance than the front façade, due in part to the original lesser status accorded to the rear façade, its lack of embellishment and the degree of change at basement and ground floor levels beyond the original building line of the house.

5.26 Internally the building is of moderate significance throughout, retaining elements of its original spatial quality. However, the wide opening in the spine wall at ground floor level detracts from this significance. It retains a modest range of historic joinery and decorative features throughout, which contribute towards its mid 19th century character.



6 Assessment of the proposals

6.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest, as well as the character and appearance of the Primrose Hill Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

6.2 The proposals are for a modest glazed rear extension at basement level, a replacement window to the rear façade at 1st floor level and associated internal alterations.

Rear extension

6.3 A single storey extension is proposed to the rear of the building at basement level. This will extend the footprint of the existing modern glazed structure situated to the south of the projecting closet wing. The proposals will create an enlarged dining room/kitchen area at the rear of the property, with good physical and visual connectivity with the private rear garden.

6.4 The proposed extension will project modestly beyond the building line of the closet wing and will take the form of a simple, rectangular, flat roofed structure with glazed doors to its garden facing elevations. These doors will be subdivided into smaller panes, reflecting the character of the fenestration on the rear façade of the building.

6.5 The extension will appear fully subordinate to the scale and massing of this substantial four storey building and will have a significantly lower roofline than the existing glazed infill, creating a stepping down of height and bulk away from the rear of the house. The simple design of the proposed extension and its large areas of glazing will ensure that it has a lightweight and recessive appearance.

6.6 The proposed extension is reflective of the pattern of development at the property, whereby the original shallow closet wing was

increased in depth at basement and ground floor levels. It will continue the architectural juxtaposition between the modern areas of glazed infill and the solidity of the part original and part extended brickwork closet wing, allowing the phased development and evolution of the building's form and footprint to remain fully legible.

6.7 The extension will be located very discreetly at basement level and the curve of Gloucester Crescent as well as the tall garden party boundaries will assist in minimising its visual impact from within other rear gardens along the terrace. Due to its position at the rear of the building and at low level, the proposed extension will not be visible in any public realm views of the rear façade of the host building or wider terrace.

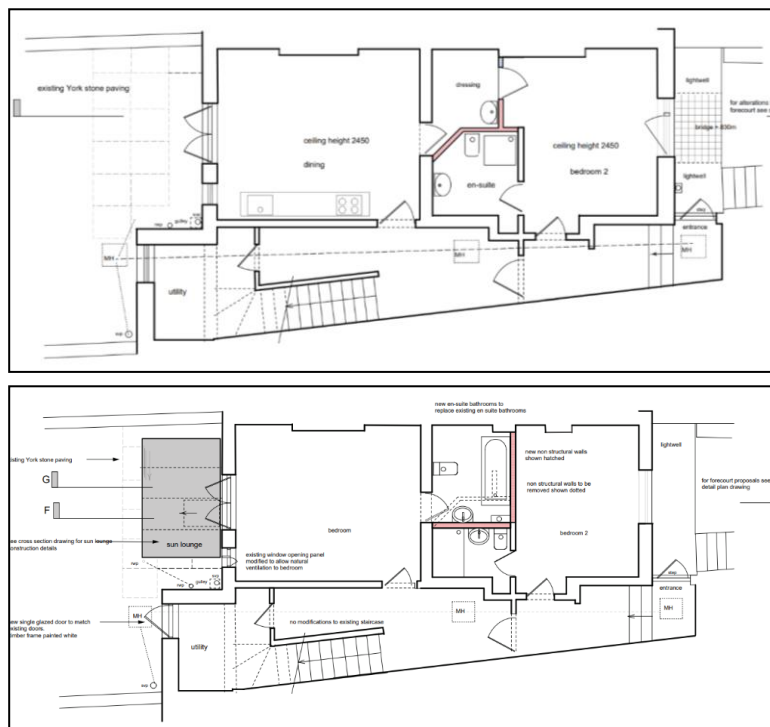
6.8 The proposed extension will have no harmful impact upon the pattern of development within the group. This is varied in character, both in terms of the original presence and arrangement of rear closet wings and the degree to which single, and indeed two storey infill extensions have been incorporated over time. This variety is particularly pronounced within the northern section of the group of listed buildings and in the vicinity of the application site.

6.9 Directly adjacent to the site at no.16 Gloucester Crescent, there is a two storey infill extension at basement and ground floor level with a solid character which adds considerable bulk and massing to the rear elevation of the building. At no.13, planning permission (2019/2494/P) and Listed Building Consent (2019/2571/L) were granted in November 2019 for a replacement two storey infill which projects well beyond the building line of the original closet wing and presents as a full width extension at basement and ground floor levels.

6.10 Planning permission (2016/1286/P) and Listed Building Consent (2016/2072/L) were granted in November 2016 at no.11a Gloucester Crescent for a single storey rear extension at basement level. This projects beyond the line of the existing rear closet wing.



Figure 20: An aerial view of the rear facades of the SE curve of Gloucester Crescent. The application site is marked in red.



Figures 21 & 22: The existing (top) and approved (bottom) basement layout at no. 11a Gloucester Crescent which consists of the basement and ground floors of no. 11.



6.11 By virtue of the proposed scale, siting and design of the proposed extension, along with its appropriate detailing and lightweight character, there will be no detrimental impact upon the special architectural or historic interest of the listed building or the wider group of listed buildings. Consequently, there will also be no harm to the character and appearance of this part of the Primrose Hill Conservation Area.

6.12 In order to create an improved layout and flow through the proposed dining room/kitchen it is proposed to slightly increase the width of the opening between the rear room and the existing glazed conservatory. Generous nibs and a downstand will be retained, delineating the position of the original rear wall of the house and maintaining a sense of containment to the original rear room at basement level. The existing modern conservatory will be opened up into the proposed extension however this will only affect modern fabric of no intrinsic interest or value.



Figure 23: The rear room at basement level looking towards the conservatory.

Replacement window

6.13 The existing window which lights the main staircase at ground to 1st floor level will be replaced with a new window in a slightly enlarged opening. The larger opening will be barely perceptible due to the position of the solid upstand and railings on the existing roof terrace. The proposed window will be of painted timber, with a subdivided configuration which reflects the

character of the existing fenestration on the rear façade.



Figure 24: The existing window in the rear façade at 1st floor level.

Internal alterations Ground Floor

6.14 The key internal proposal is for the reinstatement of the spine wall at ground floor level. There is currently a very wide opening in the spine wall. The proposed works will reinstate the traditional and original two room layout at this principal floor level, which will significantly enhance the plan form and spatial quality of the listed building.

6.15 Currently there are a pair of doors providing access into the rear room from the main ground floor hallway. These will be re-hung as single leaf doors, providing separate access to the front and rear rooms. These openings will be in their original positions, either side of the spine wall. The proposals will significantly enhance the internal character of the listed building and the appearance of the main ground floor hallway, which will have its traditional pattern of openings and original circulation pattern reinstated.



Basement

6.16 A small WC will be created within the closet wing, maintaining a study in the remainder of the room. The original closet wing to the house was very shallow and this has been extended to create a deeper room at basement and ground floor levels. The proposed partition to create the WC will align with the original rear building line of the closet wing and is therefore logically and authentically positioned. Thus, there will be no harmful impact upon the plan form and spatial quality of this altered part of the listed building.

6.17 At basement level it is proposed to insert partitions to create a utility room to the rear of the main ground to basement staircase. There is already a section of partition wall in this location and the new utility room will be tucked into the corner of the space. The proposed partitions are ultimately a reversible intervention and will have no harmful impact upon the plan form of the listed building in an area of lower significance.

Assessment of the proposals against the relevant policy framework

Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

6.18 The main issues for consideration in relation to this application are the effect of the proposals on no.15 Gloucester Crescent as a listed building and the impact of external changes to the building on the character and appearance of the Primrose Hill Conservation Area.

6.19 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72. This appraisal has shown that the proposals will be appropriately designed and respectful to the character of the listed building and the surrounding townscape in terms of scale, massing, materials and design.

6.20 There will be no harmful impact upon the defined significance of the listed building, with only very modest changes to the building to create a utility room at basement level and a WC to the ground floor, as well as a replacement 1st floor window. The key element of the proposals will be the plan form changes at ground floor level and the significant enhancement this represents to the plan form, spatial quality, internal character and circulation pattern of the listed building at principal floor level.

6.21 Thus, the special architectural and historic interest of the listed building and the character and appearance of the Primrose Hill Conservation Area will be preserved in line with the relevant statutory duties.

National Planning Policy Framework 2023

6.22 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

6.23 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will extend the house in a sympathetic manner which is respectful to its form and character and to the surrounding pattern of development along Gloucester Crescent. The internal works will make small scale changes to the house in areas of lesser significance, alongside the demonstrable improvements to the ground floor front and rear room layouts. The proposed works will improve the balance of accommodation within the house and ensure that it remains attractive to current and future occupiers, thus sustaining its significance. Consequently, the



proposals are considered to comply with the requirements of the NPPF.

London Borough of Camden Local Plan 2017

6.24 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

6.25 **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

6.26 The proposed glazed extension will be located in a discreet, low-level position, with very limited visibility from any surrounding properties and affecting only the private, rear elevation of the building. It will modestly extend the existing conservatory, but with a lower roofline which creates a sense of visual and physical subordination. This will reflect the established pattern of extensions to the rear of the building, whereby the enlarged rear closet wing also steps down in terms of height. The largely glazed character of the rear extension will maintain the balance of solid to void at the rear of the property, in relation to the existing brickwork closet wing. It will be very modest in terms of its scale and footprint and will have no harmful impact upon the spaciousness of the rear garden. There is no coherent pattern of development to the rear along

this part of Gloucester Crescent and the proposals will sit comfortably within their surrounding context.

6.27 The replacement 1st floor window will only affect modern fabric introduced in the early 21st century. The enlarged opening in this position will not be readily perceptible and the overall character of the rear elevation will be maintained.

6.28 Internally the works at basement level and to the rear closet wing at ground floor level are very minor and will cause no harm to the defined special interest of the listed building, affecting areas of lower significance.

6.29 Most notable are the works at ground floor level to reinstate the spine wall and the original pattern of single leaf doors to the front and rear rooms. This represents a significant enhancement to the plan form and spatial character of the ground floor and will restore the traditional appearance of the front and rear rooms, as well as the main ground floor hallway.

Primrose Hill Conservation Area Statement guidance (2001)

6.30 The proposals will comply with the guidance contained within the Primrose Hill Conservation Area Statement. The proposed single storey extension will sit discreetly at the base of this substantial listed building, and lower in height than the existing infill conservatory. It has been sympathetically designed, with a lightweight appearance, so that it will sit comfortably in relation to the host building and will not obscure or affect any original features of the building, being wholly attached to new build elements. It will not undermine the balance and harmony of the group of buildings along this part of Gloucester Crescent due to their historic and evolved pattern of development, where two storey infill extensions can be found on neighbouring buildings and where there is a huge variety of form, profile and design.



Camden Design Guidance (2021)

6.31 The proposals are considered to comply with this policy guidance. The proposed extensions will respond positively and sensitively to the surrounding context and integrate well with the pattern of development along this part of Gloucester Crescent. The scale, massing and height of the proposed rear extension is appropriate and will have no impact on the building from public realm vantage points. The proposed materials will all be contextual and complementary to the original character of the listed building.

Camden Home Improvements CPG (2021)

6.32 The proposals comply with the thrust of this guidance. In line with paragraph 2.1.1, which relates to rear extensions, the proposals will be subordinate to the host building in terms of footprint, height, depth and detailed design, utilising good quality materials. The height and scale of the proposed extension will be proportionate to the main building, which is a generously sized single family house, as well as stepped down from the roofline of the existing glazed infill. The proposals will not undermine or obscure any notable architectural features, being attached to the modern infill extension. The proposed rear extension is very modest in size and will retain a sizeable garden. There will be no harm to the balance of solid to void along the rear of the group due to its heterogeneous character and the varied height, projection and form of its original and later added rear extensions. Given the absence of a consistent pattern of development to the rear of the terrace, the proposed single storey basement extension is considered appropriate.

The London Plan 2021

6.33 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that development should conserve the significance of heritage assets and their

surroundings. Enhancement opportunities should be identified early on.

6.34 Internal works are modest in their scope and will cause no harm to the listed building. Significant enhancements will be secured to the ground floor layout of the building. The proposals have been carefully considered in terms of their scale, siting, design and materiality. Overall, the affected heritage assets (the listed building and its neighbours along Gloucester Crescent, as well as the surrounding Eton Conservation Area) will be conserved.



7 Conclusion

7.1 This Heritage Appraisal has been produced in support of applications for planning permission and listed building consent at no.15 Gloucester Crescent.

7.2 The main external change relates to the provision of a small-scale glazed extension at basement level. Its siting, scale, design and materiality are considered sympathetic to the character of the listed building and will sit comfortably within the wider group of listed buildings, where there is no consistent pattern of development and a highly heterogeneous character in terms of the size and form of rear additions.

7.3 The proposed replacement window at 1st floor level will affect only a modern window unit, thus causing no harm to the historic fabric of the listed building. The enlarged opening will be barely perceptible and the overall character of this part of the listed building will be preserved.

7.3 Internally the works will deliver significant benefits to the plan form and spatial quality of the listed building at ground floor level. Elsewhere they are modest in scale and focused in areas of lesser significance. The small scale widening of the existing opening in the rear wall of the house will maintain the sense of a 'pinch point' between the original envelope of the house and the infill extension and will have no harmful impact upon the spatial quality of the basement accommodation.

7.4 The proposed works will fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve and in some respects, enhance the special architectural and historic interest of the listed building. They will also preserve the character and appearance of the Primrose Hill Conservation Area. The proposals will accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.

Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

"In considering whether to grant listed building consent for any works the local planning authority or 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."

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

A3 The revised National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

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.

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.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

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.

Local Planning Policy

A4 Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.

A5 **Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

"The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*

A6 **Policy D2 – Heritage** has relevant parts and is clear that:

"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.

Designated heritage assets

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.

Listed Buildings

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:

- i. resist the total or substantial demolition of a listed building;*
- 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*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting."*

Camden Home Improvements CPG (2021)

A7 The Home Improvements CGP 2021 contains a range of guidance with regard to rear and side extensions.

Para 2.1 – Ground extensions

As part of your preparation to extend your property at ground level, a preliminary site assessment is recommended, to consider the following:

- The existing rear elevation and any previous extensions to it;*
- The rear elevation's visibility and prominence in relation to gardens, streetscene and wider area;*
- The pattern of development of neighbouring buildings to include historic extensions and new types of development;*
- Other rear extensions present at the neighbouring buildings which obtained permission through a planning application or permitted development.*

Para 2.1.1 Rear extensions

Rear extensions should:

- Be subordinate to the building being*

extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;

- Be built from materials that are sympathetic to the existing building wherever possible;*
- Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- Be carefully scaled in terms of its height, width and depth;*
- Allow for the retention of a reasonably sized garden.*
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;*
- Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.*

Camden Planning Guidance - Design (January 2021)

A8 This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.9 indicates that:

In order to achieve high quality design in the borough we require applicants to consider buildings in terms of:

- context*
- height*
- accessibility*
- orientation*
- scale and massing*
- siting*
- functionality and layout*
- detailing*
- materials*



Paragraph 2.10

- *Development should respond positively and sensitively to the existing context*
- *Development should integrate well with the existing character of a place, building and its surroundings*

Paragraph 2.11

Good design should respond appropriately to the existing context by:

- *ensuring the scale of the proposal overall integrates well with the surrounding area*
- *carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area*
- *positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.*

Paragraph 2.14

Materials should form an integral part of the design process and should:

- *Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area.*
- *Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the*

Primrose Hill Conservation Area Statement

A9 The Conservation Area Statement has a series of guidelines relating to new development within the Primrose Hill Conservation Area.

PH1 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational

design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses.

PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

PH28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

PH30 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

The London Plan

A9 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.



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C 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.