



**DALCOUR  
MACLAREN**



# **Design, Access and Heritage Statement for Works at 33 Tanza Road, Camden**

**Client: Cadent Gas Ltd**

Project: 33 Tanza Road, Camden, NW3 2UA

Date: January 2024



## Project Details

<b>Project Name</b>	33 Tanza Road, Camden, NW3 2UA
<b>Scheme Number</b>	23012169
<b>Report Number</b>	001

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## Executive Summary

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Access and Heritage Statement for the installation of new gas pipework to 33 Tanza Road, Camden, London, NW3 2UA (National Grid Reference: TQ 27580 85938).

33 Tanza Road 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 (2015).

Following a recent survey of the building it has been determined that the existing gas pipework is severely corroded and in poor condition and requires replacement in order to meet Cadent's statutory duty to provide a safe and reliable gas supply.

The property lies within South Hill Park Conservation Area, as designated by the London Borough of Camden.

The following application is for full planning permission for the installation of gas pipework and associated apparatus to 33 Tanza Road

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on the South Hill Park Conservation Area and 33 Tanza Road. It has been established that the installation of 1 no. new gas riser and 4 no. new meter boxes will have a limited physical impact upon 33 Tanza Road and a very limited visual impact on 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 recommendations are made:

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- Paint the pipework black where it is installed on exposed brick to match the existing utilities;
- 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 33 Tanza Road, Camden, London, NW3 2UA (National Grid Reference: TQ 27580 85938), hereafter referred to as 'the Site'.
- 1.1.2 33 Tanza Road 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 33 Tanza Road is not a listed building but is located within the South Hill 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 33 Tanza Road has a reliable and safe supply of gas.
- 1.2.2 The Client has identified a need for the provision and installation of 1 no. new external gas riser to the property, as the existing gas riser is severely corroded, in order to ensure that 33 Tanza Road is supplied with a safe, reliable and efficient supply of gas, which is used to power hot water, heating and for cooking. The works being applied for are necessary for the continued occupancy of the building.
- 1.2.3 Cadent undertook a design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team further advised on the design to ensure that it consists of the minimum amount of pipework required to secure a safe and reliable gas supply and that it also results in the minimal level of visual intrusion to the building.

1.2.4 The following application is for planning permission for the installation of gas pipework and associated apparatus to 33 Tanza Road.

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

1.3.1 The Site is located 33 Tanza Road, Camden, London, NW3 2UA (NGR: TQ 27580 85938) and is bound by:

- Hampstead Heath Park to the north east; and
- Further Victorian semi-detached residential properties along Tanza Road to the south east, west and north.

1.3.2 The topography of the Site is 82m Above Ordnance Datum (AOD).

### **1.4 Access**

1.4.1 The Site will be accessed via Tanza Road. 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 their 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 of the 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 Tanza Road totaling approximately 2m (see Plan 23012169\_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 works also include for the installation of 1 no. new gas riser and 4 no. new meter boxes to the side (south east facing) elevation (see Plan 23012169\_PLN\_EL\_1.1).
- 1.5.6 The gas pipework will connect to the inground gas connection point within the basement vault area located underneath the external stairs. From here pipework will be routed along the side elevation.
- 1.5.7 4 no. new meter boxes are to be installed to the side elevation and ground floor level.
- 1.5.8 Minimal internal pipework will be required to connect the proposed gas pipework to the internal meter connection points.



*Figure 1 Proposed pipework to basement vault areas.*





Figure 2 Proposed pipework to side elevation.

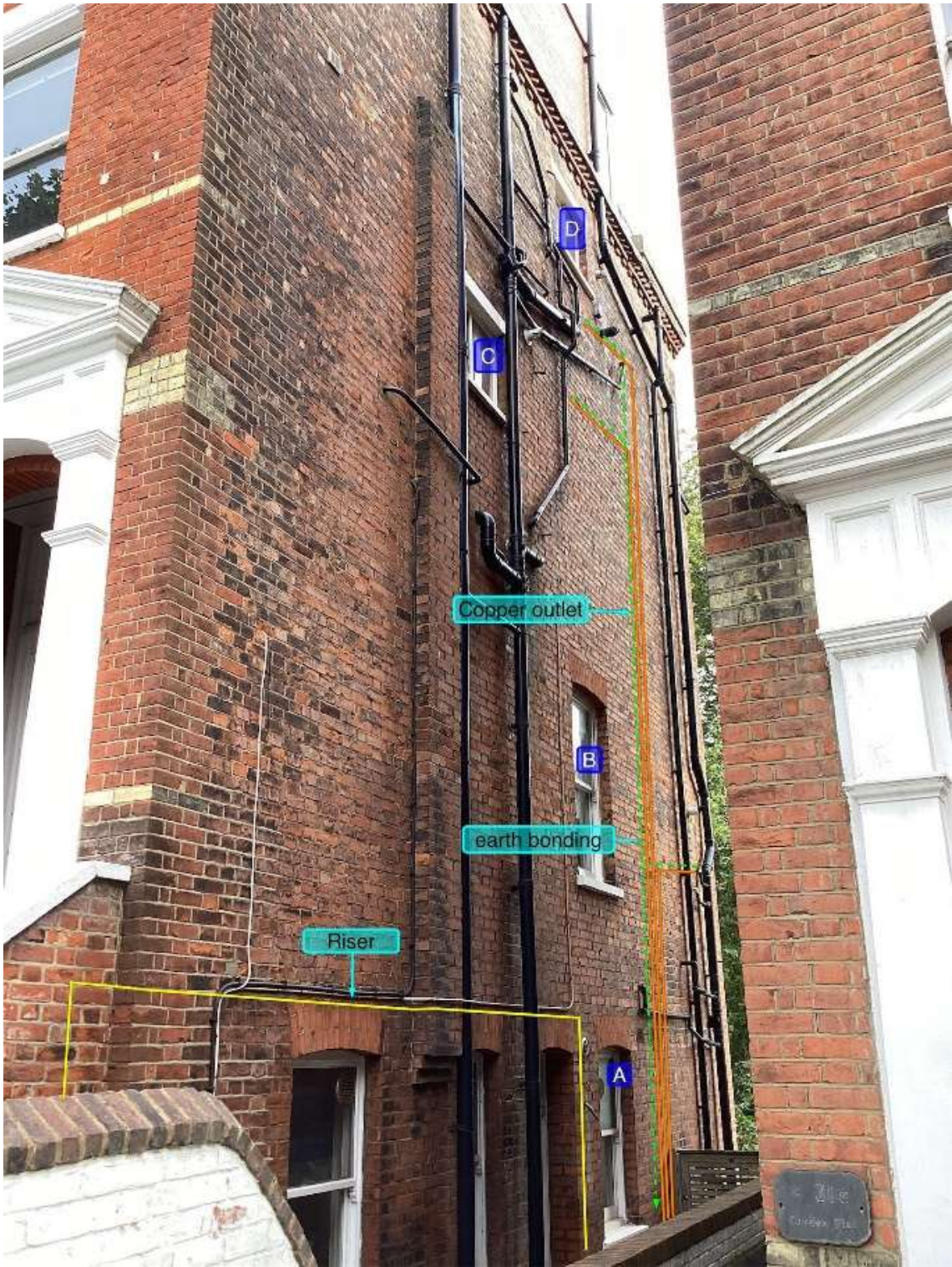


Figure 3 Proposed pipework to side elevation.



Figure 4 Proposed location of the 4 no. new meter boxes to the side elevation.

## **1.6 Definition of Terms**

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2023) 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, 2023 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, 2023 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, 2023 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, 2023 paragraph 200).

## 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, 2023) 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, 2023: 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, 2023: para 206).
- 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, 2023: para 207). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2023: para 208).

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, 2023: 209), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2023: 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, 2023: para 200).

## **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 council's 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***

*Designated 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.*

### **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.*

## **2.5 Compliance**

- 2.5.1 The development complies with Policy HC1 of the London Plan and Policy D2 of the Camden Local Plan as the development has been sites as inconspicuously 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’ (2023: 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, 2023).
- 4.1.2 During the Roman period, the principal location for activity in London was based beneath the City of London and focussed on the bridging point at London Bridge. The towns prosperity peaked in the 2nd century but by the 3rd century, economic troubles of the Empire exposed the city to raids from the 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, 2023).
- 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, 2023).
- 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, 2023). 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, 2023).

## 5 Statement of Significance

### 5.1 33 Tanza Road

- 5.1.1 33 Tanza Road comprises a semi-detached Victorian Villa. Three storey over basement with modern roof extension. Carved stone to centre of the building pair suggests the pair was built in 1890.
- 5.1.2 Red brick with white painted brick detail. Corbelled brick cornice to third floor. One over one sash window with stone window headers. Continuous stucco three light canted bay to basement, ground and first floor. Balcony with stucco balustrade above first floor bay.
- 5.1.3 Bridge access to entryway comprising a recessed glazed panelled door with fan and side lights. Flanking stucco pilasters and pediment above.
- 5.1.4 Small front garden with the boundary treatment comprising a low brick wall.
- 5.1.5 Extensive visual clutter to the side elevation comprising cabling and downspouts. Visual clutter is also seen to the front elevation.

#### Contribution of Setting to Significance

- 5.1.6 33 Tanza Road is characterised by its position within a wide and tree lined residential street lined with Victorian detached and semi-detached villas with varying architectural detail and form
- 5.1.7 The unified use of materials and colour scheme along Tanza Road creates a satisfying sense of order.
- 5.1.8 Hampstead Heath Park, which is directly behind 33 Tanza Road provides a lush green feeling.

#### Impact

- 5.1.9 The proposed pipework and associated meter boxes have been sensitively sited to the side elevation of the building, where there is existing visual clutter comprising cabling, pipework and downspouts. The proposed pipework and associated meter boxes will be minimally visible from any main road.
- 5.1.10 There will be a very limited physical impact to the building through the drilling of holes to affix the riser to the building as all holes will be drilled between brick joints rather than into the bricks themselves. The proposals are 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 riser and 4 no. new meter boxes to the side elevation of 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 South Hill Park Conservation Area**

- 5.2.1 The South Hill Park Conservation Area (CA) was first designated in 1988 given the homogenous architectural character of the area which was threatened by contemporary development (Camden Council, 2001).
- 5.2.2 The CA was first developed in the second half of the 19<sup>th</sup> century. It is possible to identify two distinct phases of development within the CA. The western roads which comprise South Hill Park and South Hill Park Gardens were developed by Thomas Rhodes in 1871 for housing for the growing middle class are laid out in a 'squash racket' shaped loop as this allowed for the highest density of buildings on land restricted by the New River Company's Water Works Reservoir. The eastern roads comprise Parliament Hill, Tanza Road and Nassington Road and were developed slightly later by Joseph Pickett. By 1891 the area which comprises the CA was largely complete. Following World War II there was an influx of development again, as experimental infil development was pioneered on bomb sites (Camden Council, 2001).
- 5.2.3 Houses within the southern end of the CA were built in a variety of different forms and with a variety of architectural details, this can be largely attributed to the development of the CA being within the transitional period between Georgian and Victorian architecture. The rest of the CA is fairly homogenous, predominantly comprising grand semi-detached villas set with spacious plots. The Italianate style is particularly prominent within the northern part of South Hill Park and South Hill Park Gardens. Parliament Hill, Tanza Road and Nassington Road are predominantly characterised by large semi-detached villas in the Victorian Gothic Revival style. However, a homogenous identity can be identified within the CA, all houses boast a small front garden with low brick built boundary walls and piers. Building materials comprise red / brown brick, slate roof tiles and moulded stucco detailing.

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

- 5.2.4 Overall, the character of the CA is derived from the substantial semi-detached villas and the street and garden which are abundant. This creates a satisfying and ordered suburban character.

## **Impact**

- 5.2.5 The proposed development will be entirely contained to the side elevation. In close proximity to the building, some of the pipework will be visible, however, existing visual clutter is visible in the same location, and this does not detract from the significance of the CA. Overall, the proposals will have no impact upon the character or setting of the area.
- 5.2.6 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 and 4 no. new meter boxes to the side elevation of 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 33 Tanza Road, Camden, London, NW3 2UA (National Grid Reference: TQ 27580 85938).
- 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 33 Tanza Road and South Hill Park Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 33 Tanza Road 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 (2023), 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 black where it is installed on exposed brick to match the existing utilities;
  - 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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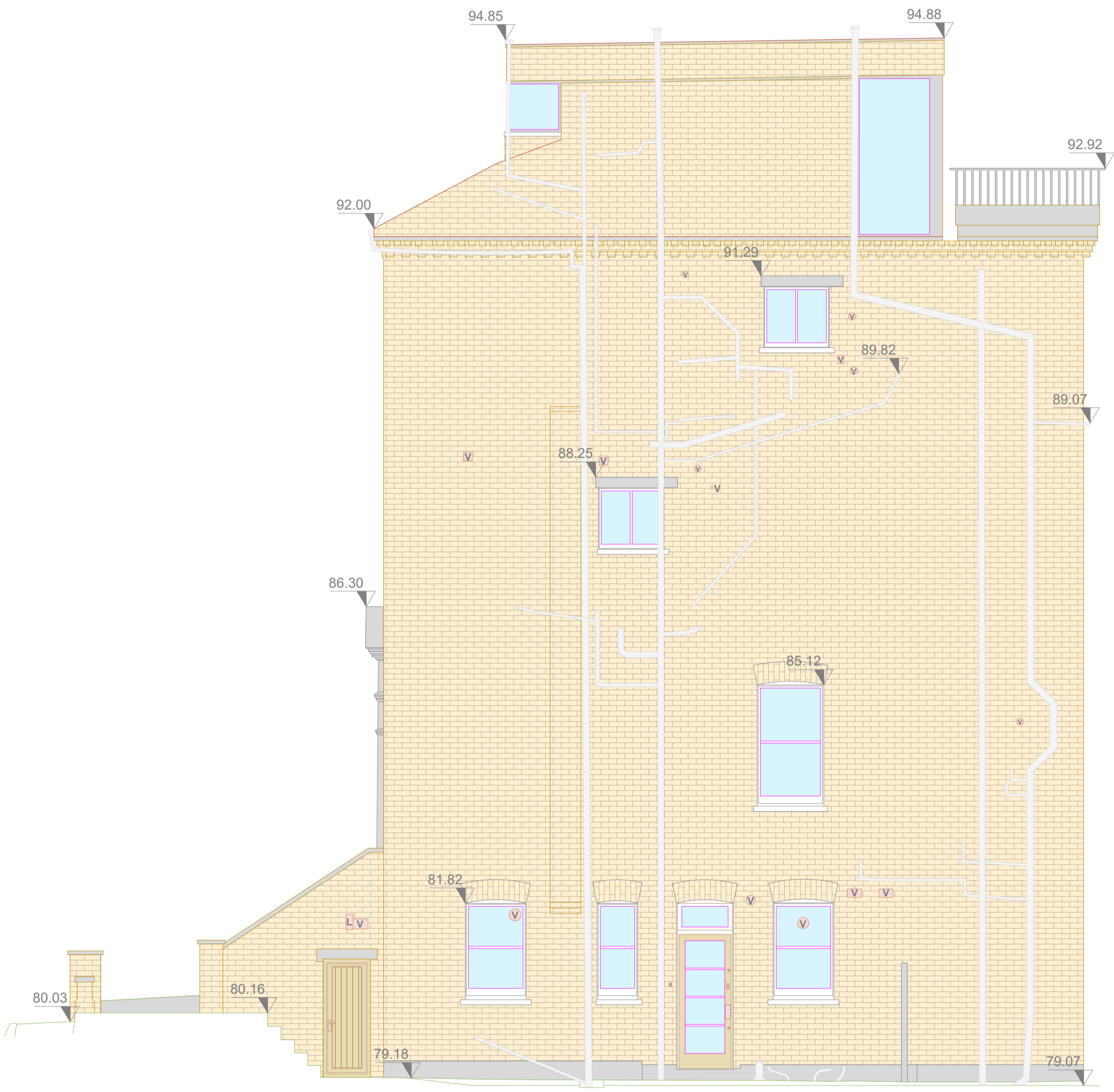


**DRAWINGS**

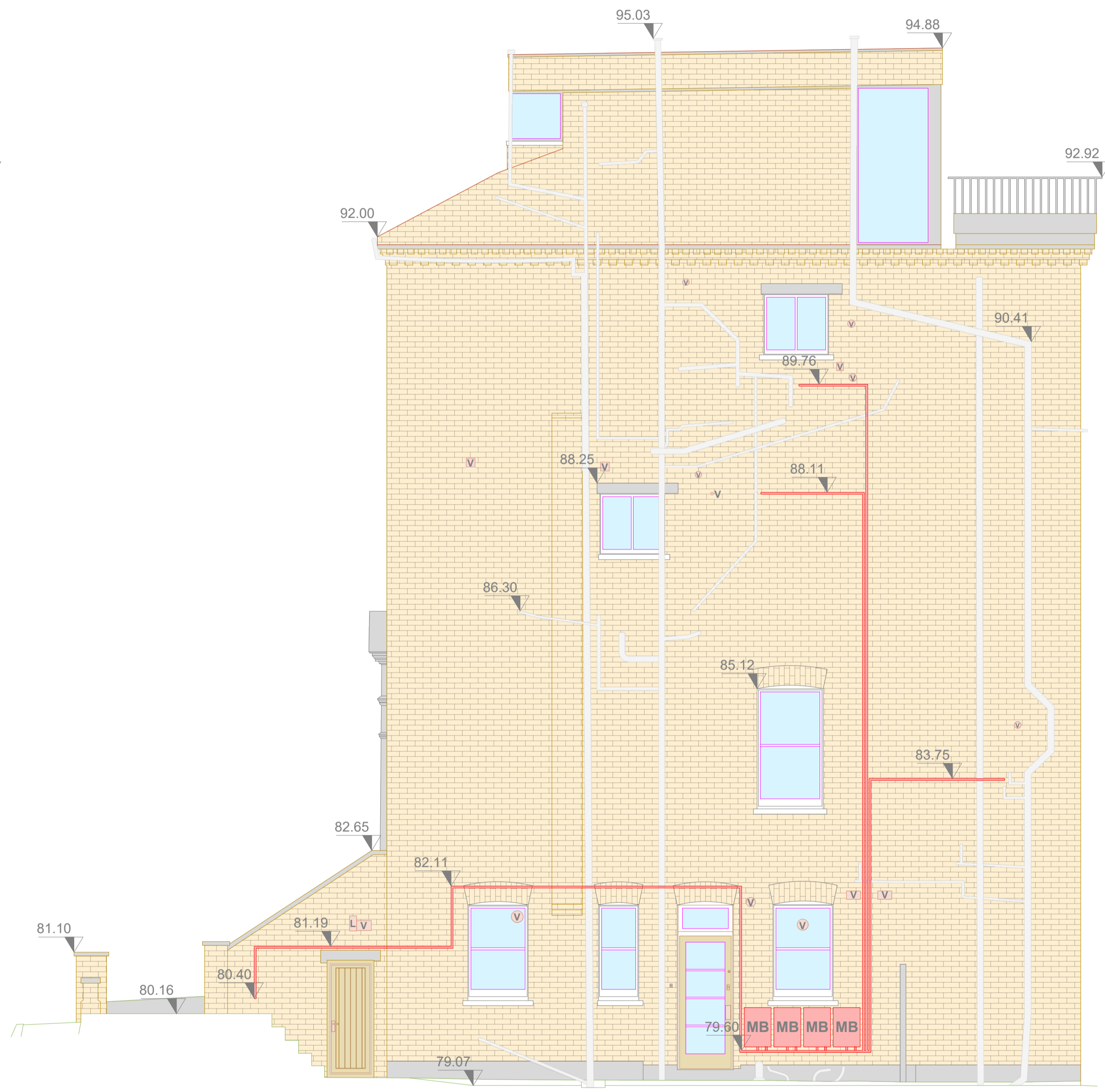
	GLASS PANE	50	LEVEL ABOVE OS DATUM
	INDICATIVE ROOF TILES	A	ALARM
	INDICATIVE BRICK WORK	V	VENT
	INDICATIVE CLADDING	L	LIGHT
		S	SIGN
		LB	METER BOX
			PROPOSED GAS RISER MAIN/PIPEWORK

**Elevation Survey Notes:**  
 1. Survey undertaken to accuracy indicated on per hand 1: within the BS5393 guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition.  
 2. Dalcour MacLaren have undertaken the survey as per the original instructions and accept no liability for any inaccuracy of the reproduction beyond those specified tolerances, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.  
 3. 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.  
 4. All survey data is recorded to a local grid and arbitrary datum of 80m.  
 5. Elevation levels have been measured using Laser Scanning technology, only detail that can be captured from the Laser Scanner location at ground level is shown.  
 6. Dimensions should not be used to check dimensions shown on site before any works commence.  
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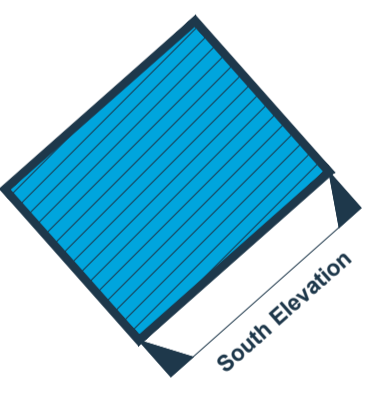
## Existing South Elevation



## Proposed South Elevation



Elevation Locations:



Client: Cadent Gas

Location: 33 Tanza Road, Camden, NW3 2UA

Coords: N/A  
 Scheme Name: EP - 33 Tanza Road, Camden

Drawing Name: Elevation Plan  
 Drawing No: 23012169\_PLN\_EL\_1.1\_A

Rev	Date	Description
-	27.11.2023	First Issue
A	10.01.2024	Amendment to Riser

Surveyed by & Date:	JM	20.11.2023
Drawn:	JM	
Approved:	DH/ES	
Sheet No:	1 of 1	
Sheet Size:	A1	



Datum 77.00

Datum 77.00

Key:

Application Area

Interest:

Alan Davies and Catherine Davies

Location:

33 Tanza Road, London, NW3 2UA

Coords: 527579, 185938

Scheme Name:

EP - 33 Tanza Road, Camden, NW3 2UA

Drawing Name:

Location Plan

Drawing No: 23012169\_PLN\_LOC\_2.1

Rev	Date	Description
-	27.11.2023	First Issue

Drawn:	CG	
Approved:	DH/ES	
Sheet No:	1 of 1	
Sheet Size:	A4	

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Key:

- Application Area
- Existing LP Main

Interest:

Alan Davies and Catherine Davies

Location:

33 Tanza Road, London, NW3 2UA

Coords: 527579, 185938

Scheme Name:

EP - 33 Tanza Road, Camden, NW3 2UA

Drawing Name:

Site Plan

Drawing No: 23012169\_PLN\_SI\_3.1

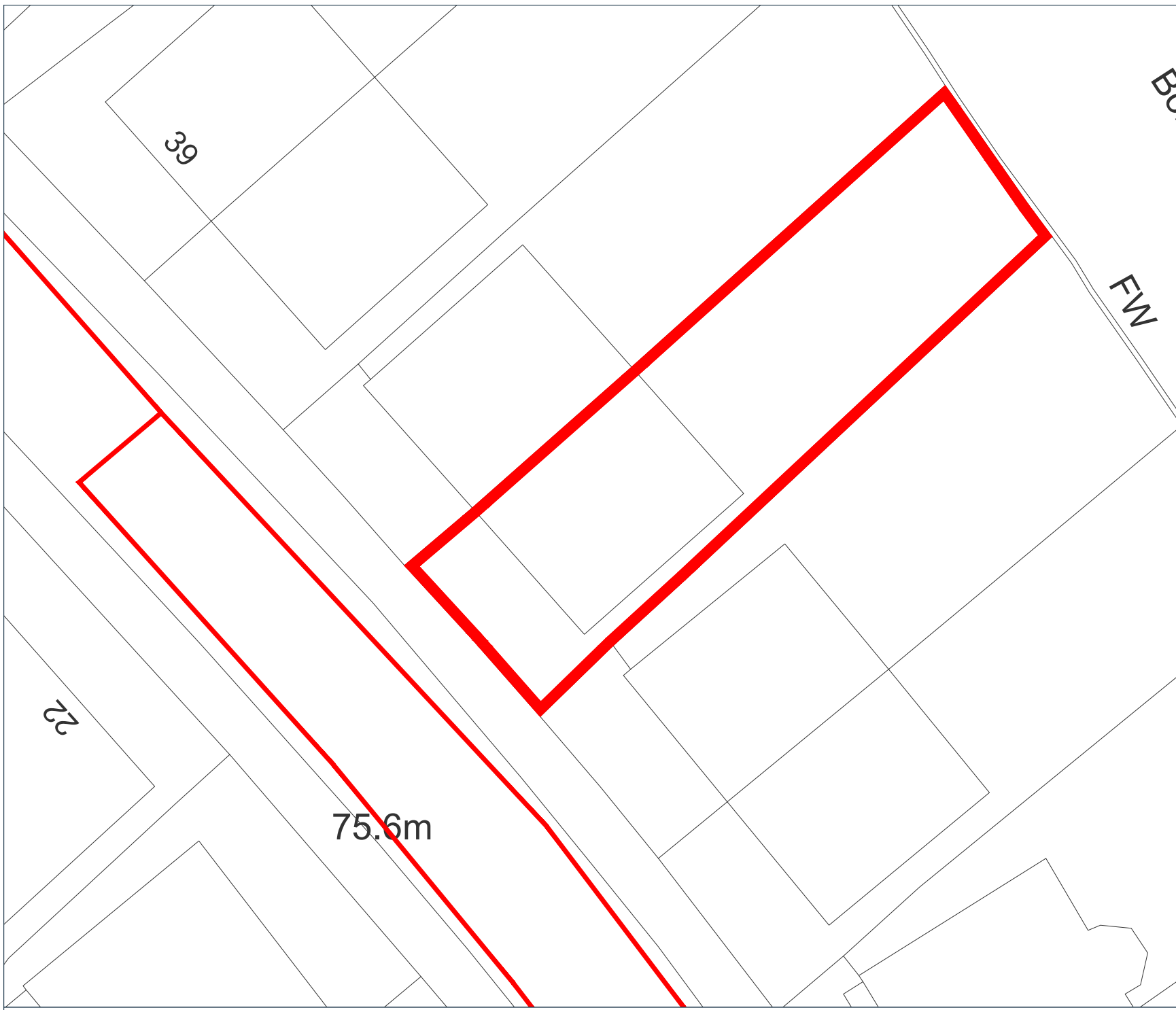
Rev	Date	Description
-	27.11.2023	First Issue

Drawn:	CG
Approved:	DH/ES
Sheet No:	1 of 1
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:  
Alan Davies and Catherine Davies

Location:  
33 Tanza Road, London, NW3 2UA

Coords: 527579, 185938

Scheme Name:  
EP - 33 Tanza Road, Camden, NW3 2UA

Drawing Name:  
Site Plan

Drawing No: 23012169\_PLN\_SI\_4.1

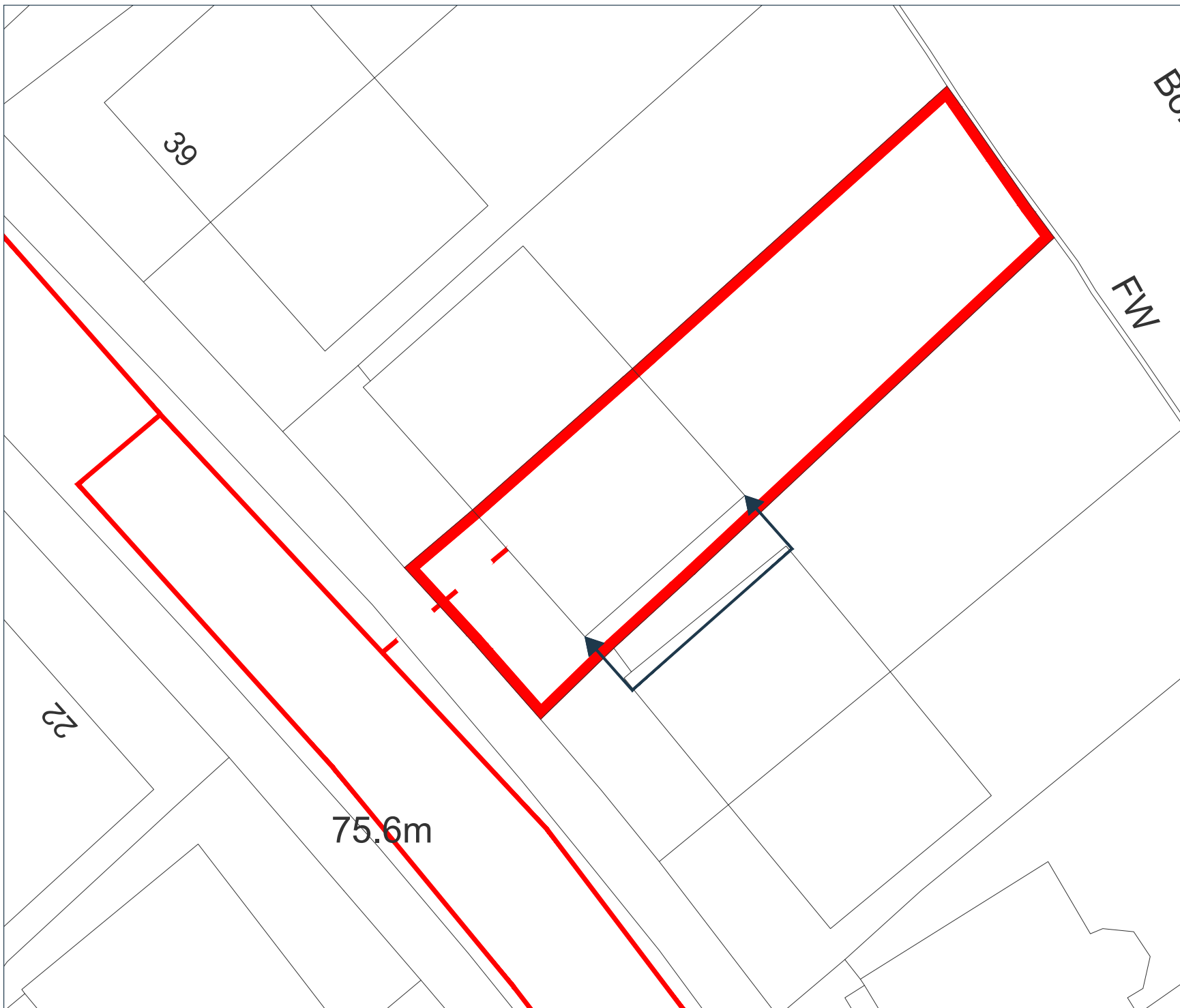
Rev	Date	Description
-	27.11.2023	First Issue

Drawn:	CG
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Sheet No:	1 of 1
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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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