

# PLANNING AND HERITAGE STATEMENT

ADL Planning Pty Ltd  
Planning For Better

Radlett House, Radlett Place, London, NW8 6BT

ADL

Planning and Heritage Statement to accompany an application to demolish and  
rebuild the dwellinghouse



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## **Introduction**

This statement has been produced to accompany an application to demolish and rebuild the dwellinghouse.

The application site has an extensive planning history with a number of extant planning consents including the creation of a large, double basement. This application is being submitted in order to supersede those extant consents.

The existing building has been confirmed by the Council to be of no architectural or historic interest whose redevelopment may be welcomed subject to an appropriate replacement. The proposed development is a visibly more modest scheme than the cumulative impact of the extant consents that is considered to better reflect the character and appearance of the area whilst also seeking to provide an energy efficient new dwelling.

It is considered that the proposals would preserve, and in respect of the quantum of development and the opportunities taken to improve the sustainability and energy efficiency of the dwelling, enhance, the character, appearance and quality of the parent building and the wider conservation area whilst also not resulting in any detriment to the residential amenity of the surrounding occupiers.

## **Application Site**

The site comprises of a two-storey dwellinghouse with habitable roof level accommodation. The property was constructed in circa 2007.

The dwelling is located in the north-western corner of Radlett Place, on the south-western edge of Primrose Hill.

Radlett Place is a gated, privately owned cul-de-sac leading from the busy thoroughfare of Avenue Road.

The site is enclosed by a large red brick wall as well as heavy vegetation to the north and west boundaries.

The building is not listed.

It is located within the Elsworthy Conservation Area. The Conservation Area Appraisal and Management Strategy (CAA&MS) for Elsworthy identifies the application site as a neutral building.

## **The Proposal**

Planning permission is sought for the demolition of the existing dwellinghouse and its rebuild further forward on the site to reinstate a larger proportion of rear garden.

As noted above, the application site has an extensive planning history including the approval for a double storey basement that extends from the extant coach house at the northeast corner of the site through to the rear building line of the existing dwelling.

A non-material amendment application has been submitted to the Council for the reduction in the size of the basement underneath the existing dwelling. The extant basement works are progressing on site and as such, this current application is not specifically requesting consent for the basement works.

This application seeks consent to demolish the existing dwelling and replace it with a new dwelling incorporating the previous approved coach house to the northeast corner of the site in order for them to function together.

The new dwelling is relocated within the application site to bring it slightly closer to the street, albeit still with a considerable front garden. This relocation allows for a larger rear garden area more akin to the proportions of the site and the surrounding area.

The existing building is a two-storey dwelling with rooms in the roof. The existing roof is hipped with dormer windows. The proposed dwelling would be a part two/part three storey dwelling with a flat roof. The overall height of the dwelling would be reduced from the existing with a more contemporary design.

## Description of Significance

The application site is located within the Elsworthy Conservation Area. The Council has produced a Conservation Area Appraisal which was adopted in 2009.

Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 requires particular attention to be paid to preserving and enhancing the character and appearance of a conservation area.

Conservation (for heritage policy) is defined within the National Planning Policy Framework as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"*.

Heritage assets are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF 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"*.

The Appraisal describes the area's special character as deriving

*"from the spacious leafy streets and generously laid out plot sizes, complemented by areas of semi-private communal amenity space (see Appendix 3). Terraced development is predominately of four storeys in the Conservation Area and two to three storeys where detached houses and semi-detached villas predominate. Buildings are set back from the street and the*

*original boundary treatments of small walls, privet hedging and wooden gates and gateposts were designed to increase the green, leafy environment of the quiet residential streets."*

The Statement notes that the predominant materials in the conservation area are

*"Yellow London stock brick and red brick are the predominant materials used across the Conservation Area. Other materials are employed as contrasting features on the late Victorian and Edwardian buildings and different combinations of variously coloured brick, stone, tile, stucco and timber are used as contrasting detail in the treatment of facades across different parts of the Conservation Area.*

*In Avenue Road grand detached houses are prevalent in dark red or brown brick, or in painted stucco finishes echoing carved stone buildings."*

Radlett House is situated within sub-area 1 of the Conservation Area; Avenue Road – The Eyre Estate.

The Conservation Area Appraisal notes

*"This was the first part of the Conservation Area to be developed. Henry Eyre bought the estate, part of St. Marylebone parish, in 1732. It was the construction of the Regent's Canal (begun in 1812) that triggered major development on the Estate. The first houses were built at the southern end of Avenue Road, close to the canal and continued north to Swiss Cottage. The area was developed as spacious middle class housing, desirable because it was close to Regent's Park and Primrose Hill. The development was directed by John Shaw, a young architect inspired by the town planning ideals of the late 18th century. The 1871 map shows the east side of Avenue Road completely developed with detached houses.."*

The Appraisal goes on to describe the character of Sub-Area 1 in more detail, stating

*"The large detached houses of Avenue Road reflect the desirability and importance of this main thoroughfare as a route north from Regents Park; its ambience is distinct from the rest of the Conservation Area. Most of the villas are replacements, the originals having been demolished and rebuilt, in some cases more than once, with noticeable rebuilding taking place in the post World War II era. Plots have also been amalgamated to create more extensive villas with larger grounds, as can be seen in the cases of Nos 34, 40 and 52 each of which were originally two plots in the 1840s layout. As such, the current pattern of development along Avenue Road is less dense than the original plot layouts illustrated by the historic plans from 1871 and 1894.*

*Notably, one villa was lost at the time of the Willett development when Elsworthy Road was linked to Avenue Road.*

*The southern end of the Conservation Area on Avenue Road has also suffered considerable losses. None of the original buildings survive south of the entrance lodge at No 28 (the plot of the former house is occupied by gardens and a disused tennis court); these have been replaced with buildings that are substantially out of scale with the Conservation Area, notably Nos 22, 24 & 26 Avenue Road and Nos 1-5 Rudgwick Terrace."*

*"The larger detached houses on Avenue Road relate more to St John's Wood in scale and character than the rest of the Conservation Area. Their spacious grounds are characterised by long back gardens. The houses are set back from the road with strong well defined front boundaries either with high walls or gates. The houses have differing styles but similar form, height and size.*

*The northern portion of Avenue Road in the Conservation Area has a block of five detached houses, Nos 42-50, originally built in the mid-1840s in the Italianate style. Three original houses survive: Nos 42, 44 and 48, although even these have been altered and extended over the years. They are stucco two-storey villas of classical detailing with stucco front walls and pillars, central door and porch, with slated mansard roofs and ground floors raised above semi-basements. The house at No 40 has recently been demolished, and at the time of writing construction work is under way for two three-storey detached houses with basements."*

*Rudgwick Place has lost all its historical character, while Primrose House on St Stephen's Close is overwhelmed by its surroundings of inappropriately scaled modern development. Radlett Place feels isolated, although it retains its context within the street frontage. Radlett House has recently been demolished and rebuilt in replica with a slightly larger rear extension and the addition of a third floor. Similar redevelopment is planned for the No 1 Radlett Place, though in this instance planning permission is granted for six separate houses."*

The Conservation Area Appraisal and Management Statement identifies the application site as a neutral element. The Appraisal describes these as *"buildings which neither preserve nor enhance the area and are considered neutral and their redevelopment may be considered appropriate, subject to an acceptable replacement coming forward."*

The Appraisal notes that new development within the conservation area should show *"consideration to the elevational treatment, scale, bulk and massing of buildings and where possible respect the traditional forms and rooflines of the Conservation Area. Future additions and development must take care not to break away or detract from the traditional alignment and elevation of the existing building typology and form."*

As noted above, the existing building is extremely large with a domineering, two-storey rear addition. Consent has also been granted for further works to the property to increase its bulk and scale.

As a relatively new-build property identified as having a neutral impact on the conservation area, it is considered that the redevelopment of the site would comply with adopted development plan policies and the statutory duty to preserve or enhance the character and appearance of the conservation area.

In accordance with paragraph 203 of the NPPF, consideration needs to be given to the desirability of sustaining and enhancing the significance of the heritage asset, in this case the conservation area, and the desirability of new development to make a positive contribution.

As the existing building has been identified as being a neutral contributor, there is significant opportunity for the redevelopment to make a positive contribution.

As a neutral element to the conservation area, it is not considered that the demolition of the existing building would amount to harm, less than substantial or otherwise and as such, no assessment again paragraph 208 of the NPPF.

The redevelopment of Radlett House seeks to align with the requirement of paragraph 212 of the NPPF to *"look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*

It is considered that proposals would enhance the character and appearance of the application site, the street scene albeit this is limited due to the characteristic of Radlett Place and by association, the wider conservation area in accordance with all adopted policies, the requirements of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation) Act 1990.

## Planning Considerations

The relevant planning policies are contained within Camden's Local Plan. The following policies are considered relevant to the consideration of these proposals:

- A1 – Managing the impact of development
- A3 – Biodiversity
- H3 – Protecting existing homes
- D1 – Design
- D2 – Heritage
- CC1 – Climate change mitigation
- CC2 – Adapting to climate change
- CC3 – Water and flooding
- T1 – Prioritising walking, cycling and public transport
- T2 – Parking and car-free development

Also of consideration are the adopted SPDs:

- Home Improvements
- Amenity; and
- Design.

Policy H3 of the Local Plan seeks to protect existing homes. Part a of the Policy notes that the Council will resist development that would involve a net loss of residential floorspace.

The current proposal does not result in a net loss of residential floorspace although the bulk and scale of the proposed dwelling is significantly less than the combination of the existing building and the extant one.

The existing GIA is 825 sqm. The proposed GIA is 1105 sqm. The extant building would have a GIA of 1380 sqm. Both the proposed and the extant calculations exclude the smaller basement

submitted under the current NMA as that seeks to provide the same basement footprint to both buildings.

As noted above, the proposal is taking the opportunity to rethink the approach to the site to provide a coherent design that better reflects the form and pattern of development within the local area.

The Conservation Area Appraisal references the spacious grounds of the properties around Avenue Road and this is the character that the proposal is seeking to reinstate at the application site.

The application site was constructed in the mid-2000s so is of no architectural or historic merit. The various alterations since its original construction plus those already approved would seem to increase its bulk further as well as its slightly patchwork appearance of the numerous changes. The Conservation Area Appraisal is clear that the building is considered to be a neutral one and, subject to an appropriate replacement being approved, its loss would not be resisted.

It is proposed to demolish the building and rebuild a coherent dwelling that replaces the existing area whilst also providing the opportunity to ensure the replacement build is of the highest energy standards.

To that end, and in accordance with Policies CC1 and CC2, a Sustainability Statement has been prepared by Eight Versa. This report details the approach to sustainable design and construction to achieve a reduction in carbon emissions and the use of zero carbon technologies.

The replacement building not only seeks to enhance the character and appearance of the application site and the wider conservation area but will ensure that the highest of building standards are employed and renewable technologies like solar panels and ASHPs are used.

The biodiversity of the site will be improved through the reinstatement of a large section of rear garden and all pathways will be constructed using permeable paving.

Policy D2 of the Local Plan outlines that buildings that make a positive contribution to the conservation area will be resisted from total demolition. The application site is not a positive building. It is identified as a neutral building and Policy D2 is silent on the demolition of such buildings. However, part e of the Policy requires development to preserve or enhance the conservation area.

It is considered that the replacement dwelling enhances the character and appearance of the conservation area. The building is of a more contemporary design than the existing, with a flat roof and a mix of materials including glass, brick and Portland stone. The design maintains the grandeur of the site, employing the use of arched windows to the elevations which add interest.

The building is located slightly closer to the common boundary to the south than the existing across both the ground and first floors. However, this elevation is located at the bottom of the substantial gardens of nos. 38 and 40 Avenue Road and a such is not considered to represent



an imposition. There are no windows proposed in this elevation so there will be no ability to overlook the rear gardens of Avenue Road in accordance with the requirements of Policy A1 of the Local Plan.

The projecting ground floor footprint that will house a swimming pool is located only at ground floor level and will be built below the existing boundary wall so there will be no impact upon the rear gardens of the neighbouring properties to south.

There exists a row of trees to the rear of the Avenue Road gardens. These trees have been assessed by an Arboriculturist whose report accompanies this submission. These trees will not be harmed by the proposal and will continue to provide a visual barrier between the two sites.

A number of trees within the application site will need to be removed to facilitate the development. These are all category B and C trees as is explained in the accompany AIA. Subject to the recommendations of the AIA, it is considered that the proposal will preserve the green and leafy appearance of the site in accordance with the requirements of Policies A1 and A3 of the Local Plan.

The Coach House will remain as per the extant development and will link through the parking area to the main house. The Coach house is designed to be used as ancillary space in conjunction with the main dwelling for guest and staff accommodation. The Applicant is happy for conditions to be imposed indicating as such should the Council consider it necessary.

## Conclusion

Planning permission is sought for demolition and rebuild of Radlett House, Radlett Place.

The existing dwelling, which dates from 2007, is of no architectural or historical significance. It has been identified by the Council as having a neutral contribution to the conservation area. Subject to an appropriate replacement being agreed, the redevelopment of the site is not resisted by development plan policies or national guidance.

The replacement dwelling and ancillary accommodation, are of a contemporary design, will lessen the visible bulk and height compared to the existing to the benefit of the character and appearance of the application site and the wider Elsworthy conservation area, particularly the views of the site from Primrose Hill in consideration of Royal Parks aims.

The proposals seek to take the opportunity presented in building a new-build dwelling to improve the thermal and energy efficiency of the dwelling. As noted within the Eight Versa report, the replacement building will reduce total carbon emissions by 92.9% over Building Regulations.

The replacement dwelling, although located on a different footprint to the existing, will not result in significant or unacceptable impacts to the residential amenity of the surrounding properties in accordance with Policy A1 of the Local Plan. The additional bulk on the southern boundary of the site is limited to the ground and part of the first floor and is to the north of the extensive

rear gardens of the Avenue Road dwellings. No windows are proposed to the side elevation of the new dwelling and as such no loss of privacy would result.

It is considered that the proposed development would enhance the character and appearance of the application site, the street scene and the wider conservation area in accordance with adopted Local Plan policies and the detailed guidance provided in the Council's Supplementary Planning Documents.

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