
HERITAGE IMPACT ASSESSMENT



Source: Conservation Area Statement - Urban Grain

REAR OUTBUILDING

**BASEMENT FLAT, 16 PRIMROSE
GARDENS, CAMDEN NW3 4TN**

THE 'SIGNIFICANCE'

- The Belsize Conservation Area's character is largely derived from its mid-19th Century Italianate villas
- Much of the designation's architectural integrity has been retained
- As well as the buildings, the local topography and landscape qualities add to the Area's 'significance'

Sub Area number five

- The Application Site lies within a sub area which is defined by its late Victorian streets
- There is a notably higher density of development here
- It is primarily residential in nature with three-storey red brick frontages
- The Council's Conservation Area Statement confirms that the modern five and six storey blocks along Haverstock Hill don't detract from the identified character
- There are only a few Listed Buildings in this Sub Area
- It does not lie in an Archaeological Priority Area

Primrose Gardens

- Primrose Gardens was initially developed in the 1880s
- Its 'significance' relates to the groups of buildings as well as its curved configuration
- The Southern end of the street comprises two long curved Terraces sloping down to England's Lane, overlooking an elongated oval open space with Listed telephone kiosks at both ends
- It has been confirmed that this open space, with grassed areas and mature trees, provides an important focal point
- The three-storey Terraces on both sides (with lower ground and attic levels) have slightly different designs to one another
- Original architectural features include recessed square sash windows and contrasting stucco / painted stone head / bands to the tops of the windows and doors

Materials

- The most prevalent material is red brick
- The group of semi-detached houses at the Northern end of Primrose Gardens have render with half timbering

- The cast iron railings to property frontages (between gate piers) and along the perimeter of the open space form a key feature in Primrose Gardens

No. 16

- Along with others in the Terrace, no. 16 has been identified as an unlisted building that makes a positive contribution to the Conservation Area

Sub Area number six - adjacent

- The North-Eastern Terrace in Elizabeth Mews has been rebuilt and so those properties adjacent to the Eastern side of Primrose Gardens are not locally listed

THE IMPACT ASSESSMENT

- The proposal adheres to the guidelines set out on pages 38 - 43 of the Conservation Area Statement, especially **BE19 and BE20**
- It is modest in scale and simple in design
- The timber cladding on the principal elevation complements the trees in the locality and picks up on the principal elevations of the semi-detached houses mentioned above
- The use of metal on the other elevations reflect the dark railings found in this part of the Conservation Area
- The flat roof design respects the design of the approved rear single storey extension, as well as the numerous flat roofs visible nearby

Preservation of the Historic Environment

- The rear outbuilding at no. 16 would not have an adverse effect on the Victorian frontages, the central open space in Primrose Gardens or the Listed kiosks
- Due to the proposal's design and scale - together with the depth of the rear gardens - it is not considered that the proposal would have an effect on the setting of the locally listed Terrace
- The proposal would not exacerbate the intrusions or negative features listed in the Conservation Area Statement which mainly relate to dormers, replacement windows and prominent pipework

THE POLICY SITUATION

National

- Taking account of **Section 16** in the NPPF, the proposal would not have a harmful impact on the designated and non-designated Heritage Assets
- Consequently the proposal would preserve the existing qualities and context of the Historic Environment and the 'significance' summarised above won't be affected

Regional

- There would be no conflict with **Policy HC1** in the London Plan

Local

- At Borough level, there is adherence with **Policy D2** in the Local Plan