

# HERITAGE POLICY STATEMENT FULL PLANNING APPLICATION



**Job Name:** 15 Inglewood Road, London, NW6 1QT

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## 1. Introduction

1.1 This statement has been produced by Chroma Planning and Development to support a full application for the provision of a side infill extension and removal of existing ground floor pantry / store at 15 Inglewood Road, London, NW6 1QT (herein referred to as the **Site** or the **Property**).

## 2. Site and Surroundings

2.1 The Site comprises an existing Victorian terraced residential property providing accommodation at basement, ground, first and second floor levels.

2.2 The Property is not listed but is located within the West End Green Conservation Area. Within the Conservation Area itself, the Property is identified as having a 'positive contribution'.

2.3 The layout and configuration of the Property is consistent with the adjacent and surrounding residential properties.

2.4 Works to the rear of properties are characteristic of the immediate area and other properties have either received planning permission for rear works or provided them under permitted development rights.

## 3. Planning History

3.1 Planning permission was granted on the 3 October 2023 for the construction of a side infill extension including a glazed box rooflight (application reference: 2022/1265/P).

3.2 The approved proposals comprised a timber clad, single storey rear side extension to provide larger living space at the rear ground floor of the Property and to create a link between the split levels that exist internally.

3.3 This planning application seeks to amend the design and scale of the approved side infill extension (in addition to the removal of the existing rear pantry / store).

3.4 The proposed amendments to the side infill element have been brought about as a result of the detailed design process and a reconsideration of the proposed design solution, in addition to a review of the previous points of objection from adjacent properties (notwithstanding the proposals were granted planning permission).

3.5 There are no other planning history records of note in relation to the Property.

## 4. Proposals

4.1 The proposals comprise the provision of a side infill extension and removal of an existing storage pantry / store located at the rear of the Property.

4.2 A new side infill extension is proposed, in the form of a reconsideration of the side infill extension approved by planning application 2022/1265/P

- 4.3 The side infill element of the proposals comprises a reconsideration of the design and scale of the approved side infill extension that is more in keeping with the host Property and commensurate with the Site's surrounding context.
- 4.4 Full details of the proposals can be found on the enclosed drawings and Design and Access Statement but are summarised below for completeness.
- a) Removal of the approved glazed box rooflight to provide a more traditional and less contemporary form, reducing the impact of the design on the host building, improving privacy and further revealing more of the host buildings original fabric;
  - b) The replacement of the approved 'timber' material finish with the introduction of a ceramic tile to enhance the quality and detailing of the rear façade;
  - c) The provision of the rear exit door in a more central position; and
  - d) The provision of concealed guttering and a zinc roof as an alternative to timber strips.
- 4.5 In addition to the reconsideration of the approved side infill extension, the proposals include the removal of the existing pantry / store located at the rear of the Property.
- 4.6 As series of internal works to the Property are proposed to improve the quality of residential accommodation, albeit these works do not, in themselves, require planning permission.

## 5. Planning Policy

### Policy Framework

- 5.1 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (NPPF), adopted in July 2018 and updated in 2023. This is a material consideration when determining planning and listed building applications.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 5.3 The Statutory Development Plan comprises of the policies set out in the following documents:
- a) Greater London Authority's (GLA) London Plan (LP), March 2021; and
  - b) The Camden Local Plan (adopted 2017)
- 5.4 The Fortune Green and West Hampstead Neighbourhood Plan (adopted September 2015) is also of relevance to the consideration of these proposals.
- 5.5 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker 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 72 of the same Act provides that, in respect of development affecting conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

### National Policy

- 5.6 The NPPF provides Government guidance on the impact of development on heritage assets. Guidance on conserving and enhancing the historic environment is provided in the Planning Practice Guidance (PPG). The PPG is clear that the 'significance' of a heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of proposals.
- 5.7 Chapter 16 of the NPPF sets out the Government's approach to conserving and enhancing the historic environment. Paragraph 200 states that 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.

- 5.8 As per Paragraph 203 of the NPPF, in determining applications, local planning authorities should take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
  - c) The desirability of new development making a positive contribution to local character and distinctiveness.
- 5.9 Paragraph 205 of the NPPF supports that *“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”*.
- 5.10 Paragraph 207 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a Designated Heritage Asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.
- 5.11 Under Paragraph 208 of the NPPF *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

### Local Policy

- 5.12 London Plan Policy HC1 deals with heritage conservation and growth and notes, at part C, that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- 5.13 Policy D2 of the Local Plan relates to heritage and notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas
- 5.14 The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss
- 5.15 Policy 3 of the Neighbourhood Plan notes that development that enhances or preserves Conservations Areas and heritage assets in the Area – as well as their distinct character, appearance, and setting – will be supported

## 6. Assessment of Significance

- 6.1 The first matter for consideration is to identify the significance of the Heritage Asset. In this instance it must cover the designated heritage asset of the Conservation Area, and the non-designated heritage asset – the positive contribution of the building to the Conservation Area.
- 6.2 Secondly an assessment of any harm arising from the proposals on the designated Heritage Assets needs to be considered (NPPF paragraphs 200-201). In doing so a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the Heritage Asset (NPPF paragraph 208).

## Significance of the Heritage Asset

### Designated Heritage Asset - West End Green Conservation Area

- 6.3 The Statutory duty is to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 6.4 The Site is located within the West End Green Conservation Area.
- 6.5 The Conservation Area has **a degree of significance**.
- 6.6 The special character of the Conservation Area is defined within the Appraisal and Management Strategy as follows:

***West End Green is a London village running along the spine of the West End Lane. The Lane rises and links Kilburn to Hampstead. The village character has been absorbed but not erased by the expansion of central London from the south, and by Hampstead from the north and east during the late nineteenth and early twentieth century.***

***The growth from tiny village to metropolitan suburb has resulted in a very homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing.***

- 6.7 With regards to character and plan form, the areas to the east and west of 'The Lane' are identified as being lined with predominantly red brick houses and mansion blocks, a coherent area that was almost all built within 50 years.
- 6.8 Houses in the Conservation Area were originally built for suburban, prosperous professionals, the houses exude a quirky, English Domestic architecture. The Arts and Crafts details and gardens enhance this suburban scene. The terraced houses are substantial and 3 storey. Their details are simpler than the houses and their design is much more uniform in the street scene. Roofscapes, particularly on the hills, are characteristic

### Non-Designated Heritage Asset – The building

- 6.9 The building is not Statutorily Listed but is identified as a positive contributor to the Conservation Area and therefore has **a degree of significance**.
- 6.10 The Conservation Area Appraisal identifies buildings that make a positive contribution as relating to the core reason for the conservation area designation and significance. These primarily relate to development at the end of the nineteenth and turn of the twentieth century which have a positive effect on the environment and could be a single building, group or landmark.
- 6.11 The Site forms part of a group of buildings identified as positive contributors, comprising Nos. 1-31 (odd) Inglewood Road.
- 6.12 The houses of Inglewood Road are identified as being '*largely unspoilt late Victorian terraced houses (1883-4) ...laid out on a curve and displaying some interesting details, particularly the roofscape*'.
- 6.13 The frontage of the Property and its roofscape is in keeping with its immediate and surrounding context. The significance of the Property is considered to lie in its front façade and roofscape.
- 6.14 Of note, the existing pantry / store element at the rear of the Property, is not identified as being of special interest within the group of buildings identified as Nos. 1-31 (odd) Inglewood Road.

## 7. Assessment of Harm to the Heritage Asset

### *Designated Heritage Assets - The Conservation Area*

- 7.1 When considering any planning application that affects a Conservation Area a local planning authority must pay special attention to the desirability or preserving or enhancing the character or appearance of that area.
- 7.2 The proposals forming this application submission are restricted to the rear of the Property.
- 7.3 There are no public views to the rear of the Property as the Property is situated in the middle of an enclosed urban block.
- 7.4 Notwithstanding this, the proposals will visually improve the rear of the Property through the provision of an improved design solution to the previously approved side infill extension and providing a complete bay window elevation detail at ground floor level.
- 7.5 The side infill extension will remove the previously approved incongruous glazed box rooflight element and provide a more traditional form of extension.
- 7.6 The materials used for all elements will be high quality and durable and will better relate to the host building than the extension that has been approved previously at the Property.
- 7.7 The proposal respects the character and context of the rear façade and are considered to be in keeping with the area.
- 7.8 The Property sits within a landscape and context of multiple properties where alterations and extensions have already taken place. The proposals are in keeping with the immediate and wider context of the Conservation Area and the principle of the proposed extension works has already been established.
- 7.9 Taken as a whole, it is considered that the proposals have **no harm to the character or appearance** of the Conservation Area.
- 7.10 The character or appearance of the Conservation Area and therefore its significance will not be adversely affected by the proposals.

### *Non-designated Heritage Assets*

- 7.11 The proposals will improve the visual appearance of the rear of the Property and will provide a side infill extension more in keeping with the scale and appearance of the host Property and the surrounding context and of an improved design and detailing.
- 7.12 The removal of the existing rear pantry / store element will facilitate the provision of a traditional single bay window at ground floor level. The materials and detailing of the bay window return will be consistent with the existing part bay window element and will match the existing rear elevation of the Property.
- 7.13 The works are restricted to the rear of the Property and will not be visible from public views.
- 7.14 It is therefore considered that the proposals will have **no harm to the significance** of the non-designated heritage asset (the building) and there is no change to the ability to appreciate its significance.

## 8. Assessment of Harm and Benefits

- 8.1 Inevitably proposals create a degree of change to the Conservation Area. However, the significance of the Site predominantly lies in the character, style and scale of the front of the Property, as being characteristic of the wider Conservation Area.

- 8.2 The scheme proposals are considered to cause no harm to the significance of the Designated Heritage Asset (the Conservation Area) and the Non-Designated Heritage Asset (the building). It is considered the proposals accord with the Statutory tests, the NPPF and Local Planning Policies.
- 8.3 As identified above, the proposals are considered to have no harm to the designated and non-designated Heritage Assets. Notwithstanding this, even if an alternative view were given, and it be considered that the proposals would result in 'less than substantial' harm to the Heritage Assets (designated and non-designated), we would contend that there are associated benefits that would offset any such harm. These include the following:
- a) The provision of an improved design solution to the side infill extension over a previously approved position
  - b) The provision of a design and scale of side infill extension more in keeping with the host Property
  - c) The provision of a design and scale of extensions commensurate with the immediate and surrounding context of the Site
  - d) The provision of a single bay window detail at ground floor level
  - e) The provision of improved internal living arrangements and conditions through the removal of the pantry / store (to bring more natural light into a key living area) and the provision of a side infill extension
  - f) The provision of high quality and durable materials.
- 8.4 It is contended that the proposals have no harm, even so, there are clear benefits which would outweigh less than substantial harm in any event.

## 9. Conclusions

- 9.1 The proposals are considered to be appropriate and sympathetic to the designated and non-designated heritage assets and would not have an adverse impact on the character or appearance of the West End Green Conservation Area.
- 9.2 The proposals will significantly improve upon the previously approved planning position at the Property and provide a more considered and visually pleasing side infill extension.
- 9.3 The proposals would thereby full accord with the relevant polices of the NPPF and those set out within the Local Plan.