

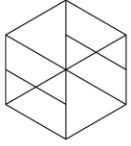
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Heritage Appraisal
Hylda Court, St Albans Road, London NW5 1RE

May 2024





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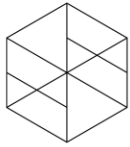
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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of a planning application at Hylda Court, St Albans Road, London NW5 1RE.

1.2 Hylda Court is a purpose-built Art Deco/Modernist residential block dating from 1936. It is situated in the Dartmouth Park Conservation Area.

1.3 The proposals are for a single storey roof addition to the building to provide three new residential units, and the redevelopment of the lock up garages and caretaker's house to the rear of the site with three new mews properties.

1.4 In line with paragraphs 200 and 201 of the National Planning Policy Framework 2023, the purpose of this appraisal is to define the significance of the building and its contribution to the character and appearance of the Dartmouth Park Conservation Area. The document will describe the proposals and their impact upon the host building and the surrounding conservation area. They will then be assessed in relation to the relevant statutory, national, regional and local heritage policy framework.

1.5 This appraisal has been produced using desk based and online research, combined with a visual inspection of the site and wider area. It should be read in conjunction with the drawings and supporting information prepared by ibla.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full

member of the Institute of Historic Building Conservation (IHBC).

2 Site location and description

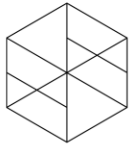
2.1 St Albans Road runs east from Highgate Road. It is residential in character and lined with a variety of buildings of different age, character, scale and typology.

2.2 The eastern end of the road towards Brookfield Park is characterised by relatively large, detached and semi-detached houses dating from the first decades of the 20th century. These are typically two storeys in height with a combination of red clay tile clad hipped and pitched roofs. The houses are Domestic Revival in character and generally of red brick, with vernacular detailing such as areas of roughcast, tile hanging and timber framing to gables. At the western end of the road are earlier houses, dating from the mid 19th century, including the Grade II listed villas at nos.9 & 11, as well as the red brick pair at nos.2 & 4, with their stucco Italianate detailing.



Figure 1: An aerial view of the site looking south.

2.3 The scale of the buildings is greatest at the western end of the road, where there are several purpose-built residential blocks, which include Hylda Court. Around the junction with Highgate Road are St Alban's Villas, a series of four storey blocks dating from the early 1950s, in yellow brickwork with pitched roofs and cantilevered balconies. To the east of Hylda Court is Coutts Crescent, a post-modern



development by Chassey Last (1990), in a combination of pale, yellow brickwork with brown stripes, and barrel-vaulted roofs.

2.4 The road is wide and the grain relatively loose, creating a spacious, suburban character. The proliferation of mature trees in front gardens provides a verdant, leafy character and filters views of the buildings from the public realm.

2.5 Hylde Court is a purpose-built Art Deco/Modernist residential block dating from 1936. It is faced in white render with a flat roof. The front façade has a streamlined character with horizontally proportioned Crittal windows and wide balconies, picked out in light blue paintwork.



Figure 2: The front façade of Hylde Court.

2.6 Directly to the east of the building a driveway provides vehicular access through to the rear of the site where there are a group of eight, single storey lock up garages, positioned adjacent to the northern boundary of the site. In the SW corner of the site is the two storey caretaker's house.

2.7 Further details regarding the history and significance of Hylde Court are contained at section 3 of this Appraisal.

Heritage Assets

Statutorily Listed Buildings

2.8 There are a small number of statutorily listed buildings which form part of the immediate and wider setting to the application site.

2.9 Nos.9 & 11 St Albans Road are a pair of Grade II listed villas dating from 1852, situated to the east of the site and forming part of the setting of Hylde Court in views looking east and west along the road. Their listing description reads as follows:

Pair of semi-detached villas. 1852. Yellow stock brick with stucco dressings. Slated hipped roof with tall slab end chimney-stacks, crested ridge tiles and projecting eaves with large enriched brackets. Symmetrical design to appear as one house. 3 storeys and basement. 5 window range. Central bowed bay window, with thick moulded mullions and case and panelled frieze which runs across the ground floor openings, flanked by entrances in similarly moulded doorcases with part-glazed panelled doors with overlights. Similar tripartite sashes to outer bays. Upper floors have similar mullions and cases, which correspond to the ground floor, being a central tripartite sash flanked by single sashes with tripartite sashes to outer bays; enriched plaster spandrel panels to 2nd floor. 1st floor balconies have bracket supports and cushioned cast-iron railings with cushioned composition dies. INTERIORS: not inspected.

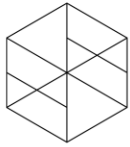


Figure 3: LB Camden's interactive map showing the Dartmouth Park Conservation Area shaded in buff and statutorily listed buildings in dark blue.

2.10 Nos.3-6 St Alban's Villas and La Sainte Union are both Grade II listed, with their front elevations facing away from the site towards Highgate Road. Hylda Court forms a more peripheral element in the setting of these listed buildings due to the distance between the sites, the limited inter-visibility and the screening effect of intervening buildings, trees and soft landscaping.

Nos.3-6 St Albans Villas, Highgate Road

GV II Two pairs of linked semi-detached villas. Mid C19. Colour rendered brick with stucco dressings and bands to upper floors. Angles have clasping pilasters, ground floor rusticated, second of Ionic type; paired to party walls. Slated hipped roofs with long slab chimney-stacks on the party walls.

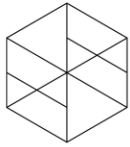
Three storeys and semi-basements. Two windows each plus one window each in narrow two-storey linking bay. Round-arched entrances with rusticated voussiors. Each has a ground floor canted bay rising from the basement and having rusticated mullions with keystones to windows with parapet having a continuous band. Between Nos. 4 and 5 a bowed three-light window. Casements to upper floors architraved; first floor eared with cornice and sill brackets, second floor with sill brackets. INTERIORS: not inspected.

La Sainte Union Des Sacres Coeurs

GV II Roman Catholic convent. c1864 with later additions. Yellow stock brick with Bath stone dressings. Symmetrical, Classical facade. EXTERIOR: 3 storey centre of 11 windows and slightly projecting entrance bay; 4 storey wings of 5 windows (returned at rear to form courtyard). Slated mansard roofs to wings with dormers of round-arched windows having elaborate scrolled surrounds and pediments with cartouches. Central block with round-arched ground floor windows separated by Tuscan pilasters supporting entablature at 1st floor level; 1st floor architraved sashes separated by Tuscan pilasters supporting entablature at 2nd floor level; 3rd floor architraved sashes separated by Ionic pilasters supporting entablature with balustrade. Entrance bay with bracketed hood formed by entablature breaking forward; doorway with fanlight and panelled door flanked by panels of religious subjects. 1st floor wide tripartite sash, 2nd floor architraved Diocletian window surmounted by broken pediment with aedicule containing statue of Christ. Wings with round-arched ground floor sashes separated by Tuscan pilasters supporting entablature at 1st floor level, architraved sashes to 1st and 2nd floors, 3rd floor architraved round-arched sashes. INTERIOR: not inspected. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town: London: 34 & 35).

The Dartmouth Park Conservation Area

2.11 The application site is located in the Dartmouth Park Conservation Area. The Dartmouth Park Conservation Area Appraisal and Management Strategy was adopted by the Council on 22 January 2009 and provides a description of the character and appearance of the area as well as a series of policy objectives for new development (see Appendix A). Hylda Court is identified as a building which makes a positive contribution to the character and appearance of the conservation area at Appendix 2, page 45 of the Appraisal.



2.12 The conservation area is large and takes in the mostly residential development between Highgate Road in the west and Dartmouth Park Hill in the east. Due to its size, the designation is divided into various character areas. The application site is located in Sub-Area 8: St Albans Road which is described as follows:

The conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park. Para 4.1

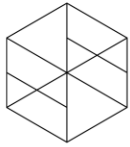
2.13 Details are provided regarding the architectural character of St Albans Road at paragraph 7.49.

Between Highgate Road and Brookfield Park there are properties that cover the wide spectrum of 19th and 20th century housing. At the Highgate Road end the 1950s St Pancras Council redevelopment known as St Albans Villas, built on bombed sites, is continued eastwards on the north side, with a corresponding block opposite. Four storey brick with pitched roof, the detailing of the balconies lifts the design. The flats are set back behind hedges and grassed areas.

The south side of the road continues with another block of flats dating from the early 1930s, Hylda Court. A five storey block with horizontal metal windows, pale coloured façade, horizontal banding formed by the balconies, a porticoed entrance with reproduction classic '30s lettering. The internal full-height court is impressive. Pevsner describes it as 'an Art Deco period piece'.

Adjacent in sharp contrast, on the site of part of the riding school attached to the Coutts Estate (later used as a motor repair works), on a private road behind a striped brick wall (echoing the houses behind) providing a trough for shrubs, lies Coutts Crescent, flats and houses by Chassey Last (1990), in a shallow arc of pale yellow brick

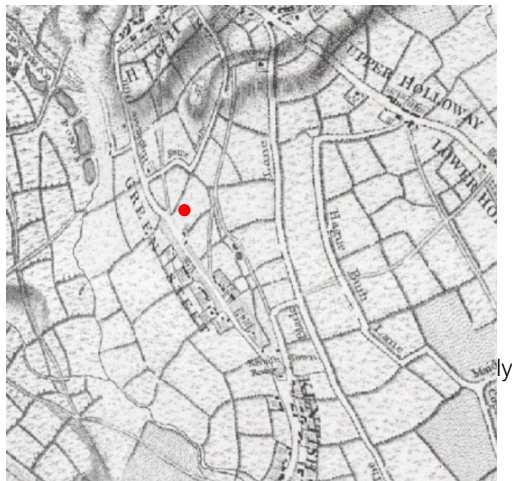
with horizontal courses in brown. The shallow barrel roofs of the towers at either end of the group are striking in the streetscape. There is a playful but simple range of window design.



3 Historic development of the site and its significance

3.1 As depicted on Roque's map of 1746, the Dartmouth Park area was historically open fields and meadows, situated between the settlements at Highgate and Kentish Town.

3.2 During the late 18th century and into the first half of the 19th linear development began to emerge along Highgate Road, with a number of inns and public houses to serve the needs of travellers using this main road north out of the capital. The local landowner Lord Dartmouth began to enclose areas of common land around Highgate during this period, which was then released for building, including Grove Terrace at its southern end which was constructed between 1777 and 1824.



Road and the western end of St Albans Road, including the series of detached and semi-detached villas set on spacious plots with landscaped gardens.

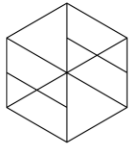


Figures 5 & 6: The 1869 and 1893 Ordnance Survey maps.

3.5 By the time of the 1893 Ordnance Survey map, Brookfield Stud had been built on the open ground to the east of the mid 19th century villas. This was a farm specialising in the breeding of old English horses, with a riding school and an array of stable buildings arranged around a show ground which terminated St Albans Road.

3.6 By 1912 St Albans Road still terminated at its junction with Brookfield Park. Houses had been added along its northern side at nos.6-18 in the first decade of the century, with nos.20-34 constructed on the site of the Brookfield Stud in 1914. The houses on the south side of the road were built in around 1910 by Robert Smerdon.

3.7 The 1936 Ordnance Survey map shows St Albans Road extended east beyond Brookfield



Park and with Hylda Court now in place. This purpose-built block replaced the detached house at no.3 St Albans Road and the semi-detached house at no.5. Its footprint stretched south across the former landscaped gardens of the two houses, with a series of lock up garages and a two storey caretaker's house positioned adjacent to the southern boundary of the site. Hylda Court was built with the affluent middle classes in mind, with rents at £130-140 per annum at a time when the national average wage was around £150. The building is named after Hylda May King-Hall, who along with her husband Ernest, where the original owners of the building.

sites would eventually be permanently redeveloped with new four storey blocks known as St Albans Villas, designed by Norman and Dawbarn in around 1950.



Figures 7 & 8: The 1913 and 1936 Ordnance Survey maps.

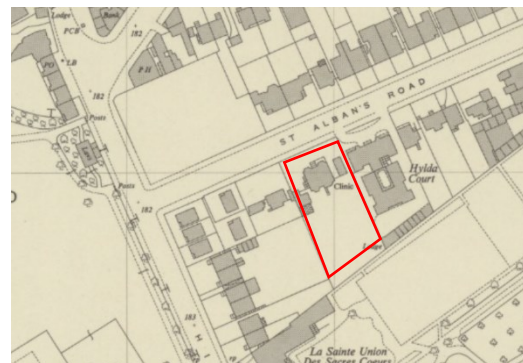


Figure 9: The 1952 Ordnance Survey map.

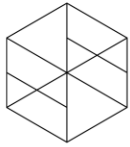
Significance of the site

3.9 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.”

3.10 Hylda Court is a purpose-built residential block dating from 1936. It is five storeys in height and contains 30 flats. The building is in two main sections, with a roughly rectangular frontage element and a rear block arranged around an oval internal courtyard. Here there are striking cantilevered balconies which provide access to the flats in the central and rear portion of the building. The front and rear parts of the plan are linked by the stair and lift core. The footprint of the building is well articulated, with a series of recesses and projections which provide visual interest and mitigate some of the block’s bulk and massing.

3.11 The building is concrete framed and faced in render, which is largely painted white, but with the wide balconies on the front elevation

3.8 The western end of the road was badly damaged during World War II and the houses facing Highgate Road were demolished. A series of prefabs were built on the land to the south of the junction, with the northern site remaining empty on the 1952 Ordnance Survey map. Both



picked out in pale blue. It has a streamlined Modernist design, with bands of glazing and horizontally proportioned window openings. These have white painted Crittall windows, with subdivided panes which are typical of the period.

3.12 The front façade is arranged symmetrically around the main entrance to the block at ground floor level, which is set into brown brickwork, with an Art Deco inspired render surround, with curved projecting fins and a flat canopy. The central section of the facade is slightly projecting and there are wide balconies at 2nd, 3rd and 4th floor levels. This is topped with a simple parapet with a projecting moulding. The flanking sections of the façade have a stepped and slightly lower parapet line and corner windows which wrap around onto the flank elevations. Here there are wide balconies at 1st floor level. The building has a flat roof which is concealed by the parapet, and low rendered chimneystacks rising through it.

3.13 The flank elevations are simpler, without balconies and with simple bays of aligned windows, broken by a narrow chimneystack on the eastern façade. The rear elevation is symmetrical, with recessed balconies in the centre of the composition and two bays of windows to each side.

3.14 The site was built with a series of single storey lock up garages positioned adjacent to its southern boundary. These are accessed by a tarmac driveway from St Albans Road which runs along the northern end of the site. The garages are rendered, with flat asphalt roofs and modern up and over garage doors in their north elevation. They are no intrinsic architectural or aesthetic interest and detract from the architectural quality of the main building. The area between the garages and the rear of the block has a modern tarmac finish which is in poor condition and detracts from the setting and architectural quality of Hylda Court.

3.15 A two storey caretaker's cottage, built of pale yellow brickwork and with a flat roof, is located in the SW corner of the site. This has a

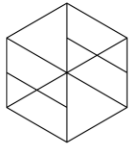
modern up and over garage door and a set of vertically planked timber doors at ground floor level, set beneath flat concrete lintels. To the 1st floor there are asymmetrically arranged windows, with PVCu units. This building is of no intrinsic architectural interest and shares few qualities of materiality and detailed design with Hylda Court.

Contribution of Hylda Court to the character and appearance of the Dartmouth Park Conservation Area

3.16 St Albans Road was developed incrementally, beginning as early as the 1850s when a small number of detached and semi-detached Italianate houses were constructed. Buildings survive along the road from each of the subsequent phases of development. Hylda Court is a key part of the heterogeneous and varied character of St Albans Road, where buildings of different age, typology and character sit comfortably beside one another.

3.17 The Dartmouth Park Conservation Area Appraisal and Management Guidelines (2009) indicates that Hylda Court makes a positive contribution to its character and appearance and this Appraisal concurs with that conclusion. The building is a good quality and distinctive addition to the streetscene along St Albans Road. Its Art Deco/Modernist styling, with white render facades, streamlined balconies and a flat roof are striking and reflect a key architectural strand of the 1930s, when historicist styles were rejected in favour of more innovative Continental influences.

3.18 Hylda Court reflects the inter-war trend for the construction of purpose-built residential blocks in parts of inner and suburban London, with 56,000 private flats in over 300 blocks built between 1936 and 1939 along. These blocks were often on the site of pre-existing substantial houses. In this case, Hylda Court replaced the large detached Victorian house at no.3 St Albans Road and one half of the adjacent semi-detached pair at no.5. The building thus reflects the trend for the amalgamation of historic residential sites



during this period, as the scale and massing of development increased.

3.19 By contrast, the garages and caretaker's house at the rear of the site are of poor quality and lack the architectural distinction of the main building. The vehicle access to the east of the building and the parking areas to the rear are covered in unrelieved tarmac which provides a poor-quality setting to the building.



Figure 10: The garages at the rear of the site and the tarmac area between them and the rear of Hylda Court.



Figure 11: The two storey caretaker's cottage in the SW corner of the site.

4 Assessment of the proposals

4.1 This section will set out the proposals for the site and will consider their impact upon Hylda Court, the wider site and its setting. The impact of the proposals upon surrounding designated and non-designated heritage assets will also be considered. This section will go on to assess the proposals in relation to the relevant statutory, national, regional and local heritage policy framework.

Proposed roof addition

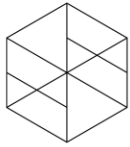
4.2 The proposals are for a single storey roof addition to the building, providing three new residential units.

4.3 Pre application discussions were undertaken with the Council in 2022 and 2023 proposals for the site. The Council's response dated 10 October 2023 confirmed that;

"Following the previous pre-application proposal, officers advised that the principle of a roof extension is likely acceptable pending submission of a design that better reflected the existing condition of the host building." It went on to note that;

"The proposed roof extension now responds to the existing architecture and constitutes a subtle addition that creates a more cohesive building. The scale is considered acceptable with a setback encircling the roof extension."

4.4 The proposed roof addition will be set back behind the parapet line of the building, except for the element which sits above the stair/lift core and two small sections which are tucked into the centre of the plan. The roof addition will be rectilinear in form, with a flat roof concealed behind a modest parapet. Its elevations will be faced in white render to create a seamless visual relationship with the host building. The windows will be subdivided metal units, with horizontal proportions, reflecting the character of the existing fenestration on the building. 4.5 The front façade of the roof addition has been designed to reflect the



configuration of the façade below. It will have a stepped parapet line which correlates with the slightly projecting element of the front façade and which echoes the existing stepped parapet, whereby the flanking bays are lower than the central section. The chimneystacks which rise through the existing flat roof will be increased in height to form a feature of the new roofscape. The flank and rear elevations of the roof addition will follow the same aesthetic, with white render elevations, punctuated with metal windows. Facing south the main rear elevation will have four bays of windows, corresponding with the windows and recessed balconies on the façade below.

4.6 The height and massing of the proposed roof addition are considered proportionate and sympathetic to the scale of the host building. The generous setback behind the existing parapet walls will ensure that it appears recessive and visually subordinate. The proposed roof addition is considered to have an appropriate and sensitive relationship with the form, footprint and solidity of the host building, reflecting the architectural composition and symmetry of its facades, as well as featuring complementary materials and detailing. The additional height on the building can be accommodated within the streetscene along St Albans Road where the buildings are varied in terms of their age, scale, form and design and where Hylda Court already forms a prominent and distinctive landmark building.



Figure 12: A close range view of the front façade from St Albans Road.

4.7 Views looking east along St Albans Road towards the building will be filtered by the large, mature trees in the front gardens of properties along the southern side of the road. In the closest range views, the roof addition will read as a modest and recessive feature, due to the height of the building and the setback of the roof addition behind the existing parapet. Any glimpses of the roof addition will be of complementary render and a well-articulated and sympathetic roofscape, with a stepped parapet and chimneystacks. This will ensure that the original form and profile of the building retain their visual primacy.

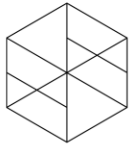


Figure 13: A view looking east along St Albans Road towards the site, which is obscured by heavy mature tree cover.



Figure 14: A view looking west along St Albans Road towards the site, with the tree in the forecourt of the site obscuring views of the building.

4.8 Looking west, the roof addition will be visible from some close-range vantage points on



St Albans Road, although views will again be filtered by mature tree cover. In a similar manner to views looking east, the setback position of the roof addition and the scale of the building will make it difficult to fully appreciate the proposed roof addition in these closer views. In longer range views looking west the mature tree cover on the southern side of St Albans Road will conceal the proposed roof addition.

4.9 There are sightlines towards the rear façade of the building from certain positions on Croftdown Road. These include a view through the La Sainte Union school site, from just to the west of no.9 Croftdown Road. However, this is a very long-range view and due to the perspective, the proposed roof addition will not appear visually dominant, sitting below the eaves line of no.9. From elsewhere on Croftdown Road there are glimpse views either side of the semi-detached pair at nos.11 & 13. However, these views are almost entirely blocked by mature intervening vegetation.

Proposed mews houses

4.10 It is proposed to replace the existing single storey lock up garages and the two-storey caretaker's house in the southern section of the site with a series of three, new mews houses.

4.11 The garages are currently under-utilised and of no intrinsic architectural merit. It has been demonstrated at section 3 of this Appraisal that neither the garages or the two-storey caretaker's house make a positive contribution to the character and appearance of the Dartmouth Park Conservation Area. Consequently, their redevelopment is considered capable of introducing new form and development into this part of the site which enhances the conservation area. The Council confirmed in their pre application response dated 10 October 2023 that *"The demolition of the garages and the principle of residential units at the rear of the site is accepted. The DAS confirms that the garages are an underutilised part of the site with most of them being too small to fit in modern vehicles. This rationale is accepted."*

4.12 The proposed mews houses will be positioned adjacent to the southern boundary of the site and will fill the space between the eastern and western site boundaries in the same manner as the existing garages and caretaker's house. The proposed mews houses will be of two storeys and each one will have a 'U' shaped plan, arranged around a central open courtyard. The main entrance into each house will be set into a timber screen which provides access to the courtyard, and this will have flanking projecting glazed bays and a canopy to reflect the main entrance on the front façade of Hylde Court.

4.13 Each mews house will be two storeys in height, with a flat roof. They will have a simple, contemporary design, with light grey brickwork to the ground floor façades, and painted render above. There will be large areas of aluminium framed glazing and a painted slatted timber screen to the recessed courtyard area. The materiality and detailed design of the proposed mews houses are considered complementary and sympathetic to the character of Hylde Court, whilst also providing a subtle architectural juxtaposition.

4.14 The proposals represent a small increase in scale when compared with the existing garages. However, the houses will remain fully subordinate in visual and physical terms to Hylde Court which is a generous five storeys in height. The houses will be tucked into the rear of the site and there will be limited views of them from the public realm on St Albans Road. Looking south along the access driveway, views of the mature tree cover to the south will be maintained, as demonstrated in the visuals contained within the accompanying Design & Access Statement. These views were identified by the Council at pre application stage as being important. Indeed, the proposed soft landscaping to this area of the site will increase the amount of greenery on the site and will contribute positively to the suburban character of St Albans Road.

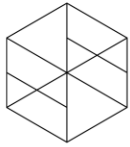


Figure 15: The existing area to the rear of Hylda Court, with the garages and caretaker's house on the right.



Figure 16: The tarmac covered driveway to the east of Hylda Court.

4.15 The driveway to the east and the area to the rear of Hylda Court are currently tarmac covered, in association with their vehicular use and in order to provide access to the garages. As part of the proposals, new areas of good quality hard landscaping and generous soft landscaping will be incorporated. This will soften the impact of the proposed mews houses and will vastly improve the setting to the rear of Hylda Court which is currently dominated by large

areas of modern tarmac finish and has an under-utilised and uncared for character.

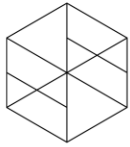
Impact on the setting of surrounding statutorily listed buildings

4.16 The listed buildings at nos. 9 & 11 St Albans Road sit to the east of the site. The road is characterised by numerous variations in the height of the buildings, reflecting its different phases of development. There is already a clear distinction between Hylda Court and the listed buildings in terms of their scale and architectural expression. The proposed roof addition will relate positively to Hylda Court and will have a subordinate and recessive visual relationship with it. Given the gap in the townscape between the application site and the listed buildings, as well as the screening effect of mature trees, the proposed roof addition is not considered to cause harm to the setting of nos.9 & 11.



Figure 17: A view looking west with the listed buildings at nos.9 & 11 St Albans Road in the foreground and the site in the background.

4.17 La Sainte Union and nos.3-6 St Albans Villas have their primary and high significance elevations facing away from the application site and towards Highgate Road. La Sainte Union is a large and robust building, of four storeys, which can absorb small amount of change within its wider setting. Nos.3-6 St Alban's Villas are slightly closer to the application site but are divided from it by one of the four storey blocks of the 1950s St Albans Villas development, as well as large, mature trees which provide a screening



effect. Overall, given the distance between the application site and these statutorily listed buildings, the proposed roof addition is not considered to cause harm to their setting. Due to the position of the proposed mews houses, and their modest scale, they are also not considered to cause harm to the setting of these statutorily listed buildings.

Assessment of the proposals against the relevant policy framework

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

4.18 This Appraisal has demonstrated that the proposed roof addition will be appropriately and sympathetically designed, taking account of the character, form and architectural composition of Hylda Court. It will be setback behind the parapet, appearing recessive and visually subordinate. This will ensure that the form and profile of the host building remain the dominant feature. The use of white render and subdivided metal windows to match Hylda Court, a stepped parapet and symmetrical composition to the facades will reflect and reinforce the character of the host building.

4.19 The proposed mews houses will replace the current low-grade garages and caretaker's house, which do not contribute positively to the character and appearance of the Dartmouth Park Conservation Area. The replacement of these features is considered acceptable, given their lack of intrinsic architectural interest and poor-quality appearance.

4.20 The proposed mews houses will be of an appropriate height and scale and will have broadly the same footprint as the current garages and caretaker's house. They will be slightly larger in scale than the existing garages but will remain fully subordinate to Hylda Court. They will not have any harmful impact in views from outside the site due to their discreet position, tucked into the rear of the site.

4.21 The proposals for the mews houses provide the opportunity to demonstrably improve the setting of the building to the rear and along the existing side vehicle access, with new hard and soft landscaping which contribute to the verdant, suburban character of St Albans Road. Views of greenery beyond the southern boundary of the site will also be maintained looking down the access drive from St Albans Road.

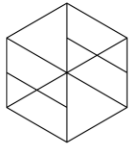
4.22 Overall, due to careful and considerate design, which takes account of the character of the site and its surrounding context, the proposals will preserve the setting of surrounding statutorily listed buildings and the character and appearance of the Dartmouth Park Conservation Area in line with the s.66 and s.72 statutory duties.

National Planning Policy Framework 2023

4.23 This Heritage Appraisal has analysed the significance of Hylda Court and its contribution to the Dartmouth Park Conservation Area. The proposed works will be contextual and will reinforce local distinctiveness as a result of careful handling of design and materials throughout. The new roof addition reflects officer advice regarding its design approach, and its solidity and rectilinear design are considered to respond positively to the character, form and features of the host building. The proposals at the rear of the site will replace poor quality elements which detract from the setting of the site, with new well designed mews houses and attractive hard and soft landscaping. Consequently, any affected heritage assets will be conserved.

The London Plan 2021

4.24 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that the significance of heritage assets should be conserved through sympathetic development. Enhancement opportunities should be identified early on in the design process. This Appraisal has demonstrated in detail that the



proposals will be high quality and sympathetic, conserving the significance of affected heritage assets. The proposals for the mews houses, and the associated hard and soft landscaping will enhance the setting of Hylde Court. Thus, the proposals are considered to comply with policy HC1.

The London Borough of Camden Local Plan 2017

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

4.26 For the reasons outlined above, the proposals for the site will respect local context and character and be of high-quality detail and materials, in line with Policy D1 – Design. In accordance with Policy D2 – Heritage, the existing garages and caretaker's house are not considered to make a positive contribution to the character and appearance of the conservation area and their replacement is acceptable 'in principle', subject to appropriate design. The proposed roof addition and mews houses will preserve the setting of surrounding statutorily listed buildings and will preserve, and in some respects enhance, the character and appearance of the Dartmouth Park Conservation Area.

Dartmouth Park Conservation Area Appraisal & Management Guidelines 2009

4.27 The proposals will comply with the guidance contained within the Conservation Area Appraisal & Management Guidelines. The proposals will be appropriate in terms of scale, form and materials and will preserve and in some respects enhance the character and appearance of the Dartmouth Park Conservation Area.

CPG Design (2021)

4.28 The proposals are in accordance with the relevant sections of this guidance and will respond positively and sensitively to the host building and its surrounding context. The scale of the roof addition and the new mews houses

are appropriate for their position on the site and both will be subordinate to Hylde Court. Their form, design and materiality will reflect and respond to the distinctive architectural character of Hylde Court and will integrate well onto the site.

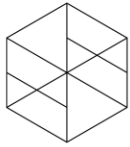
5 Conclusion

5.1 This appraisal has been produced to support a planning application for a roof addition to Hylde Court and the redevelopment of the existing lock up garages to the rear of the site with three new mews houses.

5.2 Pre application discussions with the Council have established that a roof extension to the building is acceptable 'in principle'. The design of the scheme has been revised and refined so that it now responds positively to the form, profile, materiality and detailed design of the host building. Whilst there will be additional height within the streetscene along St Albans Road, this can be absorbed roof without harm, given its inherent varied and heterogeneous character.

5.3 The existing garages and caretaker's house to the rear of the site are of no intrinsic aesthetic or architectural interest and make no positive contribution to the character and appearance of the Dartmouth Park Conservation Area. Their replacement is considered acceptable. The new mews houses will occupy a similar footprint with only a modest increase in scale, remaining subordinate to Hylde Court. The houses will be tucked to the rear of the site where they will have no harmful impact upon public realm views of the building, or on the setting of any surrounding properties.

5.4 The proposed mews houses and the associated new hard and soft landscaping to the access drive and area to the rear of the building will demonstrably enhance the setting of Hylde Court, transforming an under-utilised and uncared for part of the site.



5.5 The proposals will comply with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are also in compliance with the National Planning Policy Framework 2023, the London Plan 2021 and the London Borough of Camden's Local Plan 2017. Consideration has also been given to the guidance within Camden Planning Guidance Design (2021) and the Dartmouth Park Conservation Area Appraisal & Management Guidelines (2009).

Appendix A – Relevant historic environment policy

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

"In considering whether to grant planning permission or permission in principle 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."

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

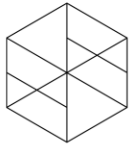
"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The National Planning Policy Framework 2023

A3 The revised National Planning Policy Framework 2021 (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 200

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 201

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 203

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 205

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.

The London Plan

A4 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.

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.

Local Planning Policy

A5 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.

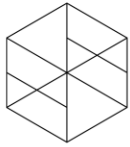
Policy D1 – Design is a key policy and has various parts that are relevant to the proposed development in heritage terms;

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;*

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:

- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

Camden Planning Guidance - Design (January 2021)

A6 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

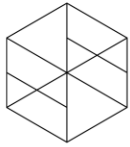
Good design should respond appropriately to the existing context by:

- 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 setting of listed buildings.*

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

A7 This document has a series of guidelines relating to new development within the conservation area as part of its Management Strategy.

High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area. This also applies to developments, which are outside the conservation area but would affect its setting or views into or out of the area.

The conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.