Heritage comments

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| App reference | | | Case Officer | | |
| 2024/4335/P  27 Daleham Mews | | | Case Officer – Henry Yeung  Conservation Officer – Alan Wito | | |
| More info needed – see officer | No objection | No objectionSTC | | Concern Raised – see officer | Objection- see officer |
|  | X |  | | X |  |

|  |  |
| --- | --- |
| Heritage asset name | Heritage status [delete as appropriate] |
| 1. Belsize Conservation Area 2. 27 Daleham Mews | **Designated:**   1. Conservation Area   **Non-Designated:**   1. Positive contributor |
| Summary of significance | |
| 1. The special character and appearance of the conservation area is largely derived from the larger Italianate villas. However, the conservation is subdivided into character areas which includes the mews area in sub area 2, where the application building is located. This area is of interest for the mews buildings where two storey buildings are built in brick with uniformity provided in terms of their scale, height and low pitched roofs. These are examples of the ancillary uses required for the main houses for stabling. 2. The application building is noted as making a positive contribution to the conservation area. It is a mews building, featuring all the details usually found on such buildings, including large garage doors on the ground floor and smaller scaled windows on the first floor. In terms materials, details and fenestration it largely replicates the other building on this side of the street. | |
| Comment | |
| It is noted that the proposed works were subject to pre application advice and the works were advised to be largely acceptable (ref: 2024/5830/PRE).  **Roof extension**  The existing roof consists of two phases, the partly hipped C19th phase and the flat addition from the 1970s. The flat roof addition has resulted in a façade that exceeds the height of the original building eaves line, meaning that it no longer ‘steps down’ the hill, a characteristic of most of the buildings which make a positive contribution to the townscape. The proposed roof alterations provides the opportunity to remove the brick parapet to the 1970s extension and introduce a consistent façade across the whole building and respond better to the slope of the hill. The proposed hipped form would be provide a better end to the mews and would provide some screening to the roof extension at no. 25, which does not positively contribute to the character and appearance of the conservation area.  Given that the dormers would largely not be visible from the surrounding area, even from the upper floors of neighbouring buildings, no objection is raised to them.  **Glazed roof**  The proposal would not be visible from street level or from neighbouring properties so it would not alter the character or appearance of the conservation area.  **Front façade**  The existing garage door opening would be slightly widened, but has been reduced in size from the pre application proposal. The overall scale of the proposed opening is in keeping with the appearance of the building and a significant amount of historic brickwork would still be maintained. The appearance of the garage doors, with top lights is in keeping with the mews building. However, concern is raised regarding the use of sliding doors, which due to their staggered arrangement would look unconvincing from the outside and not sufficiently replicate the appearance of garage doors. Sliding and folding/concertina doors would be acceptable provided they left a flat finish when closed.  The proposed entrance door replaces a pseudo Georgian front door which is not in keeping with a mews buildings. A more appropriate design is proposed, which introduces more solidity and uses more appropriate detailing. | |
| Impact on significance/Suggested amendments | |
| Subject to the amendment of the scheme regarding the garage doors, no objection is raised.  **No harm** to the character and appearance of the conservation area.  **No harm** to the significance of the building as a non designated heritage asset. | |
| Relevant Legislation, Policy and Guidance | |
| Planning (Listed Buildings and Conservation Areas) Act 1990  National Planning Policy Framework: Chapter 16 Conserving and enhancing the historic environment  National Planning Practice Guidance: Conserving and Enhancing the Historic Environment  Historic England Advice Note 2: Making Changes to Heritage Assets  Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The setting of Heritage Assets  London Plan (2021)  Camden Local Plan Policy D2  Draft New Camden Local Plan (January 2024) Policy D5  Belsize Conservation Area Statement | |

**Suggested conditions:**