



**HERITAGE
IMPACT
ASSESSMENT**

FEBRUARY 2025

R L Planning

REAR OUTBUILDING

**52 AINGER ROAD
LONDON
NW3 3AH**

THE 'SIGNIFICANCE'

Heritage interest

- 'Significance', in terms of heritage-related Planning policy, is defined as the value of an asset to this and future generations because of its heritage interest
- It derives not only from the asset's physical presence, but also from its setting
- In the Planning context, the interest may be architectural, historic, artistic or archaeological
- With regard to the latter, as this proposal does not include any excavation of previously undisturbed ground, the impact on any potential archaeological 'significance' will be minimal
- There are no scheduled monuments in the area

Listed Buildings & Conservation Areas

- The nearest Listed Building is 9-14 Chamberlain Street (Grade II, official List entry **1258107**)
- Its 'significance' mainly derives from its mid-19th Century decorative and symmetrical architecture, including the attached railings
- The Primrose Hill Conservation Area is nearby and comprises well laid out Victorian terraces
- Erskine Road falls within 'Sub Area Three' and provides a link across the old St Pancras Borough boundary to Ainger Road – it is a fairly wide road with some commercial uses and shopfronts
- The other Conservation Areas to the North and West (Eton and Elsworthy respectively) are much further away

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- Due to the intervening distances to the designated Heritage Assets, together with the backdrop of taller buildings, this single-storey proposal will not affect their settings

The Local List

- No. 52 is a Victorian terrace house dating back to approximately 1890
- It has been identified by the Council as a non-designated Heritage Asset
- It lies within the group 46-57
- Other groups in the road include 1-29 opposite and 30 – 45 beyond the junction with Oppidans Road
- To the South of the Application Site, no. 21 Oppidans Road is also Locally Listed (as part of its late 19th Century terraced group)
- In all these groups there is a high degree of consistency
- This makes a positive contribution to the streetscene and has architectural and townscape ‘significance’
- The mid-19th Century houses to the North are also on the List, including no.s 39 and 41 King Henry’s Road which share boundaries with the Application Site
- Their high architectural quality, which is relatively unaltered, is of particular merit
- Various additions and alterations have been made to the rear of these properties over the years and it is the principal elevations and roofslopes that are of most interest

THE IMPACT ASSESSMENT

- Paragraph 84 of Historic England’s Conservation Principles document explains that change to a significant place is inevitable but can be neutral in its effect on heritage values
- It goes on to say that change is only harmful if (and to the extent that) ‘significance’ is eroded
- The setting of a heritage asset is defined in the NPPF as:-

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”

- For this assessment, the four steps in Historic England’s ‘The Setting of Heritage Assets’ (GPA3) have been taken into account
- The spatial relationship between the non-designated Heritage Assets and the proposed outbuilding is not intimate
- Its secluded position at the rear is of particular relevance - it will not affect uniformity or compete with the architectural details of the dwellings
- The proposed design will not look dominating or incongruous in any views and there will be no material change to the general character of the area
- Its proportions and scale are considered to be appropriate for the proposed incidental uses within a domestic garden

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- Taking all the above into account, the proposal would protect the existing qualities and context of the historic environment and the ‘significance’ summarised above won’t be affected
 - As such, the need for step four in GPA3 is not triggered

THE POLICY SITUATION

- With reference to **Section 16** in the 2024 NPPF, the proposal would not have a harmful impact on the setting of the Listed Buildings, Conservation Areas or Locally Listed Buildings because it would preserve the ‘significance’ that has been identified
- Consequently, **paragraphs 213 - 216** are not engaged
- In terms of Borough Policies, there is adherence with **Policy D2** in the Local Plan
- **Policy HC1** in the London Plan does not raise any issue of concern