



Heritage Statement

Lamorna, Dartmouth
Park, London, NW5
1SU

November 2024 | Project Ref 10248



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1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of HGG London. It relates to an existing c.1930s dwelling known as Lamorna, located at the western end and on the southern side of Dartmouth Park Road, NW5 1SU (henceforth referred to as “the Site”).

1.2 The existing building on the Site is not a designated heritage asset, neither is it recognised by LB Camden as a Non-designated heritage asset (NDHA). It is located within the Dartmouth Park Conservation Area (a designated heritage asset) and within the setting the positively contributing Victorian villas immediately to the east, along Dartmouth Park Road.

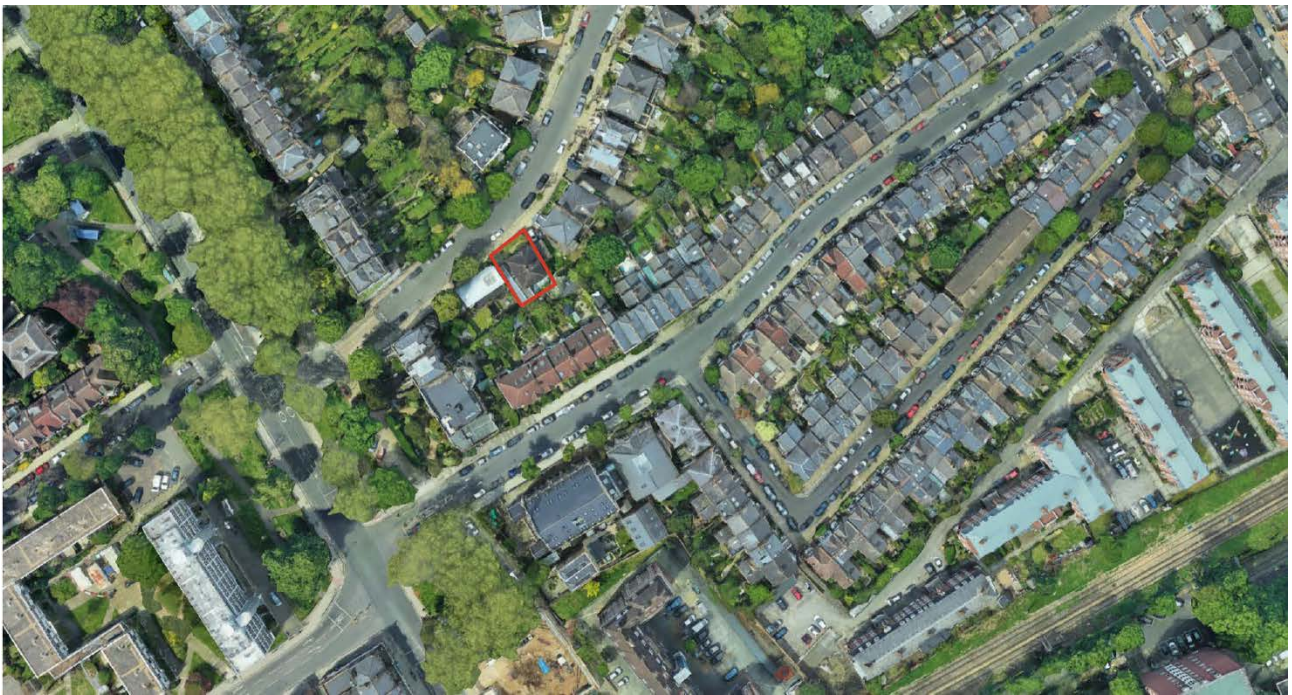


Fig. 1: Site location

1.3 A pre-application enquiry was submitted to LB Camden for the demolition of existing single dwelling and construction of a new five-storey plus basement residential building consisting of six self-contained residential flats (Class C3). Feedback in the form of a written response from the Council was received 20th February 2024 (ref: 2023/0595/PRE). The proposals presented within this

application draw on that feedback and feedback received at a Design Review Panel (DRP) held in April 2024.

- 1.4** Various points were raised within the formal pre-application response from LB Camden in relation to heritage matters. These included observations on the contribution of the existing building on the Site, insofar as it “does not form any resemblance to the neighbouring buildings in terms of scale, height, bulk or design” and that its removal would not be considered harmful to the conservation area but would still “need to be justified on sustainability grounds.”
- 1.5** The principal of a new building on the site was considered acceptable “from a design point of view” but further consideration to the design of the fifth level with regards to materiality and massing was recommended.
- 1.6** The design of the front and rear elevations was received positively but the detailing on the side elevations should be reduced or removed to “reflect the characteristics of the existing neighbouring development.” In addition, the relationship between the ground and upper floors needed further refinements but, overall, the proposals had the “potential to mass appropriate within the context of the conservation area and neighbouring historic buildings.”

Purpose of this Statement

- 1.7** The proposals are subject to planning permission and this Statement has been prepared to support that application. HCUK Group has undertaken an independent assessment of the Site, reviewed feedback provided by other parties, commented on design iterations and, along with a visit to the Site, desk-based research and a review of cartographic evidence, this has helped to inform the professional judgements on significance and impacts presented herein.
- 1.8** The principal of demolition has already been agreed, as set out within the pre-application response from February 2024. Given the Site’s location within a conservation area the proposed new building must, as a starting point, contribute more positively to the character and appearance of that conservation area than the existing building. This has been considered further both within Chapters 4 and 5 of this Statement and within Appendix 2.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- 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.*
- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 Paragraphs 207 and 208 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁴ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 207 or 208 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 205 and 206 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

⁴ The balancing exercise was the subject of discussion in *City and Country Bramshill v CCSLG and others* [2021] EWCA, Civ 320.

2.10

A full review of local policy is included within the Design and Access Statement and the Planning Statement prepared by Maddox Associates. However, relevant local heritage policies are as follows:

- The London Plan, 2021
- Camden Local Plan, 2017 and specifically, policy D2 – Heritage
- Camden Planning Guidance and specifically, Policy CPG - Design (2021)
- Dartmouth Park Neighbourhood Plan (2020) and specifically, Policy DC2 – Heritage Assets

3. Background and Development

Cartographic Evidence

- 3.1** The cartographic evidence available that covers the area in which the Site is located provides a visual impression of the way in which the area has developed since the late 19th century.
- 3.2** It clearly from the map included at Fig. 3 (below) that the area to the south of Dartmouth Park Road was previously laid out as parkland with treelined avenues. The large Victorian villas backing directly onto the park had long landscaped rear gardens, particularly towards the eastern end of the road.
- 3.3** This arrangement doesn't last that long and by the late 19th century (as demonstrated at Fig. 4) housing is introduced within the park, creating Chetwynd Road and creating a far more urban and built-up character.



Fig. 3: Ordnance Survey map (extract), 1871-72



Fig. 4: Ordnance Survey map (extract), 1896

3.4 The Site itself remains vacant in the 19th and early 20th century, taking the form of the rear gardens to the dwellings fronting Grove End. However, by 1936 (Fig. 5) “Lamorna” is shown as a small rectangular, detached dwelling with attached garage.



Fig. 5: Ordnance Survey map (extract), 1936

3.5

Lamorna is distinct even at that point in time, set back from the road to a greater extent than its neighbours and with no rear garden.



Fig. 6: Ordnance Survey map (extract), 1951-52



Fig. 7: Ordnance Survey map (extract), 2003

3.6 Both Lamorna (built c. 1930) and its neighbour, First House (added in the late 1990s early 2000s), take the form of detached, essentially infill, development on land previously associated with the semi-detached pair fronting Grove End.

Existing Conditions

3.7 The photographs below were taken by the author of this Statement during the Site visit undertaken in June 2023. They show the existing arrangement on the Site, its immediate neighbours and the general character of Dartmouth Park Road.



Fig. 7: View from Highgate Road looking east into Dartmouth Park Road. The existing building on the Site is set back behind the buff brick building associated with Avanti Architects, build in the early 2000s. That building is the most prominent of the two with Lamorna set back to the extent that it is not visible on first approach onto Dartmouth Park Road from Highgate Road.



Fig. 8: The Site. South side of Dartmouth Park Road. The existing building is c. 1930 and of a simple design and construction very standard for the period in which it was built. It includes detailing in the form of the brick arch detailing over the main entrance and the curved bay at ground floor, but in all respects it is an unexceptional building.



Fig. 9: The Site as seen from the southern side of Dartmouth Park Road, looking south-west.



Fig. 10: Detail of the Site showing main entrance and bowed ground floor window.



Fig. 11: General view looking east along Dartmouth Park Road to the Victorian Villas east of the Site where there is a greater degree of uniformity.



Fig. 12: View looking south-west along Dartmouth Park Road towards the Site (far centre of image).

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, in this case the Dartmouth Park Conservation Area, and it comments on the contribution of the existing building on the Site to the character and appearance of that conservation area. There are no other designated heritage assets close to the Site that are likely to be impacted by the proposed replacement of the existing building. Within the conservation area there are various buildings and groups of building considered to be positive contributors, including the Victorian Villas further along Dartmouth Park Road.

Character and appearance of the Dartmouth Park Conservation Area

- 4.2** The Dartmouth Park Conservation Area Appraisal and Management Plan was adopted in January 2009. The conservation area was designated as such in 1992 and included the transferring over of a couple of elements that had previously been included within the Highgate Village Conservation Area.
- 4.3** The conservation area appraisal provides a detailed overview of the history and development of the area so that has not been repeated here.
- 4.4** The area is made up of an eclectic mixture of building dates and architectural styles from the 18th century onwards. It includes large housing estates, mansion blocks, Victorian villas and small cottages. Larger detached dwellings are located at the centre of the designation and there are areas of smaller terraces houses to the north and south, which is shown in the historic mapping included previously.
- 4.5** It is a predominantly residential area but there are some other uses scattered throughout including workshops and offices, schools and a number of institutional buildings. There are four local shopping centres within the designated area and four churches. This mix and repeated pattern of development helps to create a relatively intimate feel to the area.

- 4.6** In addition, the edges of the conservation area have a slightly less urban character owing to the proximity to Hampstead Heath, which includes Parliament Hill, a tennis club a bowling club and is relatively close to Highgate Cemetery, all of which contribute to the area's character and appearance.
- 4.7** In addition to the buildings within the conservation area, views are also important and, in some places quite extensive, owing to the topography. This is, however, not the case in and around the location of the Site, which is located on a residential street comprised of, predominantly, Victorian villas and some street trees.
- 4.8** The varied character of the conservation area is reflected through the identification of ten sub-areas, which is a large number for a relatively standard size designation. The Site is located within sub-area 1: Highgate Road. This sub area spans Highgate Road itself, which is the focus of this specific part of the conservation area and takes in a variety of uses including residential and commercial. Because it is focused on Highgate Road there is a more commercial feel to this part of the area, but quieter residential streets extend from it.
- 4.9** Of Dartmouth Park Road, the appraisal notes that building started in the 1850s at the western end, which lies within sub area 1, and includes principally 3-storey residential semi-detached properties with front gardens. This part of Dartmouth Park Road has a more uniform appearance whilst the western end, in the location of the Site is a little more fragmented, which is reflected in the historic mapping included previously.
- 4.10** The appraisal notes that,
- At the western end are two detached houses. First House was built in 1990-93 by and for J. de Syllas of Avanti Architects, a two storey house that provides a contemporary insert into the Victorian surroundings. Built in brick with a curved aluminium roof, it has a graceful and polite façade. The main living space faces the rear. Next to it is Lamorna House, a 1920s or 30s two-storey house in dark brick with hipped tiled roof, and brick garage to the right; to the left, a prefabricated steel and concrete garage which detracts from the streetscape.*
- 4.11** Mention of Lamorna is brief and does not suggest that it is of any particular merit in and of itself and is not, as far as can be determined, a building by anyone of particular note (the neighbouring dwelling, First House, being designed by J de

Syllas of Avanti Architects). Lamorna is also not identified as a positively contributing building within Appendix 2 of that appraisal.

- 4.12** The significance of the conservation area is therefore derived from the many and varied architectural styles and building types within it. These all combine to create an area of high architectural interest. Historic interest is derived through the area's development from the 18th century onwards and includes a huge mix of dwellings (terraces through to detached) along with a slight dissipation of its otherwise very urban character towards the edges, closest to Hampstead Heath. There are a variety of modern additions, from single dwellings (such as Lamorna) right through to large mid-century housing estates. Not all elements within the conservation area contribute equally and some of the more recent additions contribute negatively or simply not at all (neutrally) to the overall character and appreciation of the area.

Nos. 1-19 (odd), 2-14 (even) Dartmouth Park Road

- 4.13** The above Victorian villas form part of a much wider group of villas along Dartmouth Park Road that are considered positive contributors by LB Camden. Nos. 1-19 (immediately to the east of the Site, south side of the road) and 2-14 (opposite the Site, north side of the road) are the only villas considered within this assessment as they are closest to the Site. A change on the Site would not realistically result in any impact on positively contributing elements of the rest of the group.
- 4.14** The villas are all 19th century and there is common form, materiality and composition between all of them created a degree of uniformity. However, detailing differs between each pair or group of three and this creates a visually interesting and dynamic streetscape, further enhanced by street trees and the landscaped front gardens associated with each property.
- 4.15** The setting of these villas has change quite significantly since the late 19th century when the park to the south was built on to create Chetwynd Road. Although rear gardens remains intact, rather than abutting the park, the villas now back onto other development and the associated gardens.
- 4.16** In townscape terms the villas along Dartmouth Park Road are very much read as a coherent and attractive group but this visual coherence does not continue right to

the western end of the Road, where original garden plots have been carved up to allow for the introduction of Lamorna as well as, later on, First House.

- 4.17** In terms of significance, the villas are best appreciated as a related group of semi-detached pairs, with the occasional group of three. Visually, despite some slight differences in detailed design, they create a uniformity in architectural language and built form that accounts for their recognition as positive contributors within the conservation area. These villas make a more positive contribution to the character and appearance of the area as a group than each building on its own would in isolation.

The Site and contribution to the Dartmouth Park Conservation Area

- 4.18** The Site is a modest, early-20th century (c. 1930s) dwelling with brick elevations, some simple detailing, slightly set back from Dartmouth Park Road and architecturally in contrast (in terms of both quality and design) with the grander 19th century Victorian villas to the east. As noted above, the subtle uniformity along Dartmouth Park Road doesn't really start until beyond the Site. The western end is far more piecemeal and punctuated by two detached dwellings, one of which is Lamorna.
- 4.19** Although in a reasonable condition and not a poor-quality building, Lamorna is at odds with its neighbours in terms of height, design and overall massing. The Site does not draw in any way on the architectural language of the Victorian villas further along the road. No apparent influence is carried through in terms of their form, fenestration or architectural detailing.
- 4.20** The Site doesn't make an overtly negative contribution to the character and appearance of the Dartmouth Park Conservation Area but neither is its contribution a demonstrably positive one. Its contribution to the conservation area, for the purposes of this assessment has, therefore, been identified as neutral. Consideration has been given to Historic England's Advice Note 1 (HEAN 1) on conservation areas at Appendix 2 to further understand the existing building's contribution.

5. Heritage Impact Assessment

- 5.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.
- 5.2** Detailed drawings and a full description of the proposals can be found in the Design and Access Statement accompanying this submission, prepared by Bureau de Change Architects.
- 5.3** It is proposed to replace the existing 4-bed single dwelling with a new 6-unit scheme providing 1-3 bed apartments, and thereby providing much need additional housing within the area. The Site provides a relatively unique opportunity within a characterful part of London to introduce a distinctive new-built scheme that will provide a high quality and vibrant place to live.
- 5.4** The proposals presented here are the result of various discussions and subsequent feed-back from LB Camden during the pre-application process. They draw carefully on the local vernacular and take reference from the Victorian villas further along the street manipulating traditional design and detailing into a contemporary form with the intention of elevating the quality of the Site and bringing about an enhancement on the existing arrangement within the Dartmouth Park Conservation Area.

Scale, height and massing

- 5.5** The proposal reflects the prevailing height of adjacent development, in this case the three storey Victorian villas opposite and immediately to the east. In order to incorporate an additional fourth storey the proposals introduce a set-back top floor to minimise visual impact from the street and allow the emphasis across the principal front elevation to follow the establish building lines of the neighbouring villas.

5.6 The new building will sit centrally within the existing plot, broadly within the footprint of the existing dwelling, allowing for ample space to either side, avoiding any sense of crowding with its immediate neighbours and to facilitate the incorporation of some well-considered soft landscaping.

5.7 With respect to the form and massing of the new scheme, the proposals maximise the development potential of the Site, informed by ongoing discussions with LB Camden, and present a building of a scale, height and massing that will sit comfortably within the existing and established streetscene. The set-back of the upper storey allows for a more discrete provision of additional accommodation within a fourth storey. This allows for a sense of rhythm to be carried through from the adjacent villas at parapet height to the new building allowing the eye to flow from the existing development onto the new scheme.

Form and detailed design

5.8 As noted previously, there is a degree of uniformity further along Dartmouth Park Road in the overall design and composition of the existing Victorian villas. This is not only derived from a commonality in forms and materiality but also in detailing, with subtle differences introduced in each pair or trio of buildings. These similarities manifest through the verticality of fenestration and associated stucco decoration as well as the attractive and contrasting arch headed sash windows above ground floor. There are also canted bays at ground floor and robust architraves to recessed porches.

5.9 All these are elements that have been fed into the detailed design of the principal front elevation, whilst a far more paired-back and subservient approach, still drawing on these details, has been adopted in the design of the rear elevation.

5.10 In terms of materiality the use of buff brick and stone detailing, taking reference from the existing development, has been employed. This approach helps to bridge the gap between the Victorian villas to the east of the Site and the pale brick elevations of First House, immediately to the west.

5.11 The pattern of solid to void across the front elevation ensures that the appearance of the facade remains lightweight, further enhanced by both recessed and slightly projecting elements (refer to page 29 of the DAS for detail). In addition, the ground

floor is set back slightly behind the relieving arches seemingly supporting the upper floors and this further adds to the weightless appearance of the design.

5.12 The rhythm across the primary elevation carried over from the neighbouring Victorian villas though both the verticality and subtle horizontal emphasis employed in the arrangement of fenestration and balconies, which include simple iron railings.

5.13 With respect to the rear elevation, this has been designed to replicate the same pattern of set-back and projecting elements applied to the principal elevation but without the same degree of detailing. This aspect of the scheme takes into account the sensitivity of this elevation in terms of privacy and over-looking with neighbours and present a less ornamental and subservient arrangement.

Assessment of impacts

5.14 The proposals are well-considered and high quality. They present an innovative and exciting building for the Site that replaces an unremarkable early-mid 20th century single dwelling of no heritage interest that does not relate well to its immediate context.

5.15 The Site presents an opportunity for enhancement within the Dartmouth Park Conservation Area and the scheme presented here offers an informed and contemporary interpretation of the established built forms found along Dartmouth Park Road.

5.16 As previously observed, Lamorna and First House are on land previously forming part of the private gardens associated with the Grove End dwellings and, as such, both of these buildings are slightly at odds with the rest of Dartmouth Park Road, which populated by semi-detached pairs and short terraces of Victorian villas. These two detached buildings result in a degree of fragmentation towards the western end of the road and a disconnect from everything to the east.

5.17 The proposals seek to reintegrate the Site into the streetscene, aesthetically bridging the gap, and visually softening the contrast that currently existing between, the Victorian villas, the Site and First House to create a more coherent and pleasing transition from one building to the next.

- 5.18** The attention to detail and the way in which references are intelligently drawn from the Victorian villas and fed into the design of the new building results in an improvement within the setting of the villas immediately adjacent to the Site. As discussed previously, the existing villas contribute more positively to the character and appearance of the conservation area because they can be appreciated as a coherent grouping. The new building has the potential to further enhance that level of appreciation by integrating far more intelligently and sympathetically than the existing dwelling into the established character of road. It does this in a contemporary and honest way that carries through the overriding and well-established architectural language of existing development.
- 5.19** In summary, the proposed new building has been assessed here to bring about an enhancement within the Dartmouth Park Conservation Area.

6. Conclusions

- 6.1** This Statement has provided an assessment of the significance of heritage assets affected by the proposed replacement of the existing building on the Site, known as Lamorna. It has gone on to assess the potential impact of the proposed replacement building on that significance in line with the NPPF.
- 6.2** In this instance only one designated heritage asset was identified for assessment and that was the Dartmouth Road Conservation Area, in which the Site is located. The existing building on the Site is not of any heritage interest and the principal of its replacement was agreed during pre-application discussions with LB Camden, subject to detailed design and sustainability considerations.
- 6.3** No harm to significance of the conservation area (as a designated heritage asset) has been identified within this assessment to the extent that paragraph 208 of the NPPF need not be applied and there will be preservation (of significance) for the purposes of the Council's duty under section 66(1) of the NPPF.
- 6.4** The proposals have been assessed here to bring about the potential for enhancement within the Dartmouth Park Conservation Area for the purposes of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There will be no harm.
- 6.5** In conclusion, the proposals are informed and appropriate, in line with local policy and guidance. The scheme replaces a neutrally contributing building with a high quality and intelligently designed scheme that takes reference from its immediate surroundings and consolidates those references into a contemporary and innovative building that brings about a positive change and an enhancement overall.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 207 and 208, and guidance on NPPG).⁵

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁵ See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the proposed development at Dartmouth Park Road on the setting and significance of heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

There are no designated heritage assets or locally listed buildings close to the Site, save for the Dartmouth Park Conservation Area, within which the Site is located. However, there are a series of buildings recognised by LB Camden as being positive contributors and those closest to the Site have been considered below for completeness (all within the conservation area). Note that the whole group of Victorian villas along Dartmouth Park Road on both the northern and southern sides of the road are identified as positive contributors but owing to factors including distance from the Site and views (or lack thereof)/intervisibility, there is no reason to presume that any impacts on the setting of the villas, and other development, east of the junction with Boscastle Road would come about through a change on the Site.

<i>Relevant Considerations</i>	<i>Dartmouth Park Road - 1-19 (odd), 2-14 (even)</i>
<i>Proximity of the development to the asset</i>	Between 10m-100m to the west of the Victorian villas.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	The Site will be visible in views along Dartmouth Park Road looking east taking in the Victorian villas beyond. Views looking west from beyond Boscastle Road will include the Site but it will not be a prominent feature and will be towards the end of the view close to the junction with Highgate Road.
<i>Orientation of the development</i>	Principal elevation facing north/north-west
<i>Prominence, dominance and conspicuousness</i>	The proposed new development will be more prominent than the existing residential dwelling but owing to considered and informed design and detailing the new building will not dominate or be a conspicuous addition with Dartmouth Park

	Road. Rather, the new building will be a complementary addition, making use of traditional materials and adopting a light-weight appearance in order to minimise the overall perception of height and massing.
<i>Competition with or distraction from the asset</i>	None. The proposed new building will sit comfortably within the existing and established streetscene for all the reasons mentioned within the body of this Statement relating to form, massing and detailed design.
<i>Dimensions, scale, massing, proportions</i>	The proposed building is four storeys with the top floor set-back to minimise the perception of height. It will appear no taller than the established height of the existing Victorian villas and sit broadly within the footprint of the existing dwelling.
<i>Visual permeability</i>	The existing building on the Site is detached with space to either side separating it from the Victorian villas to the east and First House (a modern late 20 th century building to the west). The proposed new building will retain the spaces between buildings maintaining the existing visual permeability at street level.
<i>Materials and design</i>	Please refer to the accompanying DAS. The proposals draw on the local vernacular and make use of traditional materials.
<i>Diurnal or seasonal change</i>	N/A
<i>Change to built surroundings and spaces</i>	Only insofar as the existing 1930s house on the Site will be replaced with a larger residential, multi-unit scheme.
<i>Change to skyline, silhouette</i>	The proposed new building is taller than the existing but no taller than the prevailing building heights elsewhere along Dartmouth Park Road. The proposal helps to stitch the streetscape back together visually and continues the rhythm of development.
<i>Change to general character</i>	No change.

Appendix 3

Conservation Area Checklist

Guidance issued by Historic England on the identification of important buildings in conservation areas has been available in various forms for many years. It was originally expressed in terms of ten questions and is currently contained in a checklist of twelve questions in Table 1 of Conservation Area Designation, Appraisal and Management, Second Edition, 2019 (Historic England Advice Note 1).

It is generally accepted that the questions are not criteria to be met or otherwise, and that a balanced overall assessment is required with reference to the “checklist”. Historic England’s position, set out in the “Positive Contributors” box after paragraph 49 of the guidance, is that “A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded”.

The twelve questions in the checklist have been answered in the table on the next page. Although a “yes” has inevitably been recorded against some standard answers (a “no” would be difficult to record to some of the questions in any circumstances) a balanced interpretation of the result would be that there is no reason to suppose that the existing building on the Site cannot be removed and replaced with something that makes a far more positive contribution to the conservation area.

See the table on the following page.

Appendix 3 contd. – Table (see text on the preceding page)

Question	Answer
<i>Is it the work of a particular architect or designer of regional or local note?</i>	No.
<i>Does it have landmark quality?</i>	No.
<i>Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?</i>	It has some similarities with other mid-20 th century buildings within the conservation area insofar as it makes use of typical and traditional building materials.
<i>Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?</i>	No.
<i>Does it contribute positively to the setting of adjacent designated heritage assets?</i>	No. The contribution of this building to the setting of adjacent designated heritage assets is neutral at best.
<i>Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?</i>	No.
<i>Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?</i>	No.
<i>Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?</i>	Yes, to an extent, in as much as any building has the potential to do this.
<i>Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?</i>	No.
<i>Does it have historic associations with local people or past events?</i>	No.
<i>Does it reflect the traditional functional character or former uses in the area?</i>	Yes, in so far as this is a residential area and Lamorna is a single dwelling.
<i>Does its use contribute to the character or appearance of the area?</i>	The existing building on the Site makes a neutral contribution to the conservation area. It is not an overtly negative building within the conservation area, but neither is its contribution overtly positive. It is a good quality dwelling, built of standard and typical building materials but it is not of any particular architectural merit.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, December 2023

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)