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Planning and Heritage Statement

Proposed minor external works to existing property

No 2, Daleham Gardens, London,

NW3 5DA

Version 1 March 2025

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1. INTRODUCTION

- 1.1 My name is John Snow and I am a Director with Tetrick Planning, Chartered Town Planning Consultants. I have a BSc Hons and PgDip in Town Planning and am a Member of the Royal Town Planning Institute.
- 1.2 This Planning and Heritage Statement ('P&HS') has been prepared in support of a planning application seeking proposed minor external works to the existing property ('the Proposals') at No 2 Daleham Gardens, NW3 5DA ('the Site').
- 1.3 This P&HS outlines the Site, the Proposals, the Planning History, relevant planning policies within the Statutory Development Plan, and finally all relevant Material Planning Considerations are assessed against the planning policy context.
- 1.4 This submission has been prepared on behalf of the Applicant. It should be read in conjunction with accompanying Drawings produced by DASH.

The Site

- 1.5 The Site is located on the west side of Daleham Gardens on the corner with Belsize Lane (See Figure 1). Daleham Gardens is located in Camden NW3 and comprises circa 70 properties built in the late Victorian era located within the Fitzjohns/Netherhall Conservation Area.
- 1.6 The Site is located in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. The Site is not located within an Archaeological Priority Area (2017). There are mature trees within the garden and a TPO - 24H is in place.

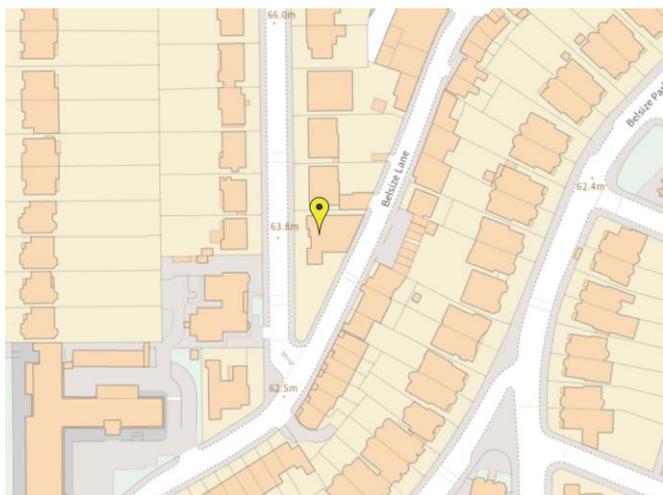


Fig 1 – Site Location Plan

The Surroundings - Fitzjohns/Netherhall Conservation Area

- 1.7 Most of the Conservation Area was designated in 1984. In 1988 Daleham Gardens was added. Originally built with no vehicular access from the front, from Nutley Terrace to Belsize Lane the properties are predominately detached but set close together, making a unified group influenced by the Bedford Park estate.
- 1.8 Daleham Gardens is one of the four parallel north-south planned Garden Avenues, with substantial sections of well-vegetated rear gardens. Most properties are set-back behind small front courts or gardens. Front boundary walls are generally consistent and a combination of red and Staffordshire blue bricks with matching blue copings interspersed with Portand stone blocks.
- 1.9 The properties have eaves which provide a strong horizontal emphasis and the tall chimneys are dominant in the long views, as are the front walls and piers. The hills and their gradients play an important part in determining the area's character. Long views along the avenues combine with substantially scaled properties and generous grounds to create an imposing district.
- 1.10 Large trees have a strong presence in the streetscape, not just as formal street planting but also but in front gardens, in gaps between properties and in rear gardens. The private landscape often contain significant trees contributing to the character of the area.

1.11 Hedges and mature front garden trees are also an essential part of the character. Properties are predominantly detached, mainly three stories and demonstrate a mix of Queen Anne and Arts and Crafts influences. Common features are use of bay windows, pitched roofed dormers and large gables, some with hanging tiles or pargeting.

The Host Property

1.15 The property located at the Site ('The Host Property') is characteristic of the Queen Anne period and is located within the Fitzjohns/Netherall Conservation Area, however it is not a Listed Building. A photograph of the principle elevation of the Host Property is included in Figure 2.



Fig 2 – Host Property Principle Elevation As Existing

1.15 The Host Property comprises four storey's including the basement with a slightly raised front door. To the south elevation is a large flat fronted window with elliptical arch opening onto a large balcony overlooking the side garden where a single storey garage (flat roof) is

also present. A single storey glass extension is present to the rear. Also, to the rear is a single storey utilitarian extension with an independent entrance.

- 1.16 The Host Property shows elements typical of a Queen Anne style such as the use of asymmetry in the architectural plan, creating picturesque and irregular elevations. This includes varying window sizes and shapes, and the use of bay windows that project from the structure to the south.
- 1.17 The roof of the Host Property features a mix of architectural elements, indicative of the period's housing style. It is primarily composed of steeply pitched gable roofs, characteristic of the Victorian era for their grandeur and emphasis on verticality. The main body of the house has a prominent gable front, complemented by a smaller, secondary gable that intersects perpendicularly.
- 1.18 These two gables are covered with hung tiles, which add texture and character to the roof. The use of red clay tiles is also a defining feature. Chimneys are evident, which rise above the ridge line, reflecting the original functionality of the house, where each chimney served individual fireplaces within the dwelling.
- 1.19 The roof line is not uniform, creating a picturesque and asymmetrical profile. The intersection of the gables and the orientation of the house create a complex roof landscape, with valleys (where the roof planes intersect at an inward angle) and hips (where the roof planes intersect at an outward angle). This complexity of form not only gives the roof its unique character but also represents a roofing structure that was designed to cope with the variable weather, with overhangs and eaves that offer protection to the walls from rain.

2. PLANNING HISTORY

- 2.1 The table below sets out the planning history relevant to the Site and the Host Property, it demonstrates a history of modern additions to the property as well works to trees. Additional glass balustrading was permitted at the Host Property in 2007 which this Proposal seeks to change to more traditional metal balustrading.
- 2.2 The most recent application, reference 2024/4900/P has been validated by the Council and is currently yet to be determined. Application reference 2024/1164/P, is currently subject to Appeal proceedings.

TBC	Installation of proposed plant.	Application submitted (awaiting validation).
2024/4900/P	Lowering of the existing basement to accommodate a swimming pool, creation of front lightwell and associated landscaping works.	Application validated
2024/1164/P	Proposed roof extension and minor external works including a new timber door at ground floor level on the north elevation and soil vent pipe on the southern elevation.	Refused (subject to an appeal)
2006/5018/P	Enlargement of the existing basement, including provision of basement rooflights to the front elevation to provide additional habitable accommodation, plus erection of a glazed extension to the Belsize Lane elevation and a glass balustrade to the existing terrace at second floor level on the southern elevation as an amendment to planning permission dated 27/03/2006 (2006/0590/P).	19-01-2007 Granted
2011/3708/T (Notification of Intended	1 x Parrotia - Head in and tidy. 1 x Willow - Remove middle stem. Draw in side laterals. 3 x Hazel - Reduce to	No Objection to Works to

Works to Tree(s) in a Conservation Area)	3m. 1 x Catalpa - Head in and shape. 1 x Prunus Pissardi - Thin crown by 15%. Remove epicormic growth.	Tree(s) in CA 01-08-2011
2012/0094/P	Retention of a timber trellis on existing boundary wall along Belsize Lane.	Withdrawn
2017/3262/T (Notification of Intended Works to Tree(s) in a Conservation Area)	1 x 20 ft Parrotia persica, Persian Ironwood tree, next to entrance - prune to shape. minor pruning ,10% 1 x 40 ft Salix / Willow tree, centre of lawn, double stem from base with potential splitting, spindly growth no lower branches. Felled and removed to allow hazel and prunus bushes and small trees at edge of lawn more light. 1 x 20 ft Unidentified small ornamental tree, not growing upright due to light. 30% reduction to straighten growth.	No Objection to Works to Tree(s) in CA 12-07-2017
2017/3342/T	(TPO - 24H - T25) 1 x 40 ft Prunus / Plum tree - back to previous / 30 % reduction, remove deadwood and epicormic shoots.	Approve Works (TPO) 11-07-2017

3. THE PROPOSALS

3.1 The Host Property is in the process of undergoing a refurbishment and the Proposals comprise a number of elements which require planning permission and collectively will enable the refurbishment of the Host Property to take place to enable its long term use as a modern family dwelling. These elements are described under separate headings below for ease.

Conservation Roof Lights

3.2 As can be seen illustrated in Figure 3 below, the Proposals include the provision of 6 x roof lights, which will be set out with three roof lights which will serve Bedroom 4, and the Multipurpose Room located at the attic of the Host Property.

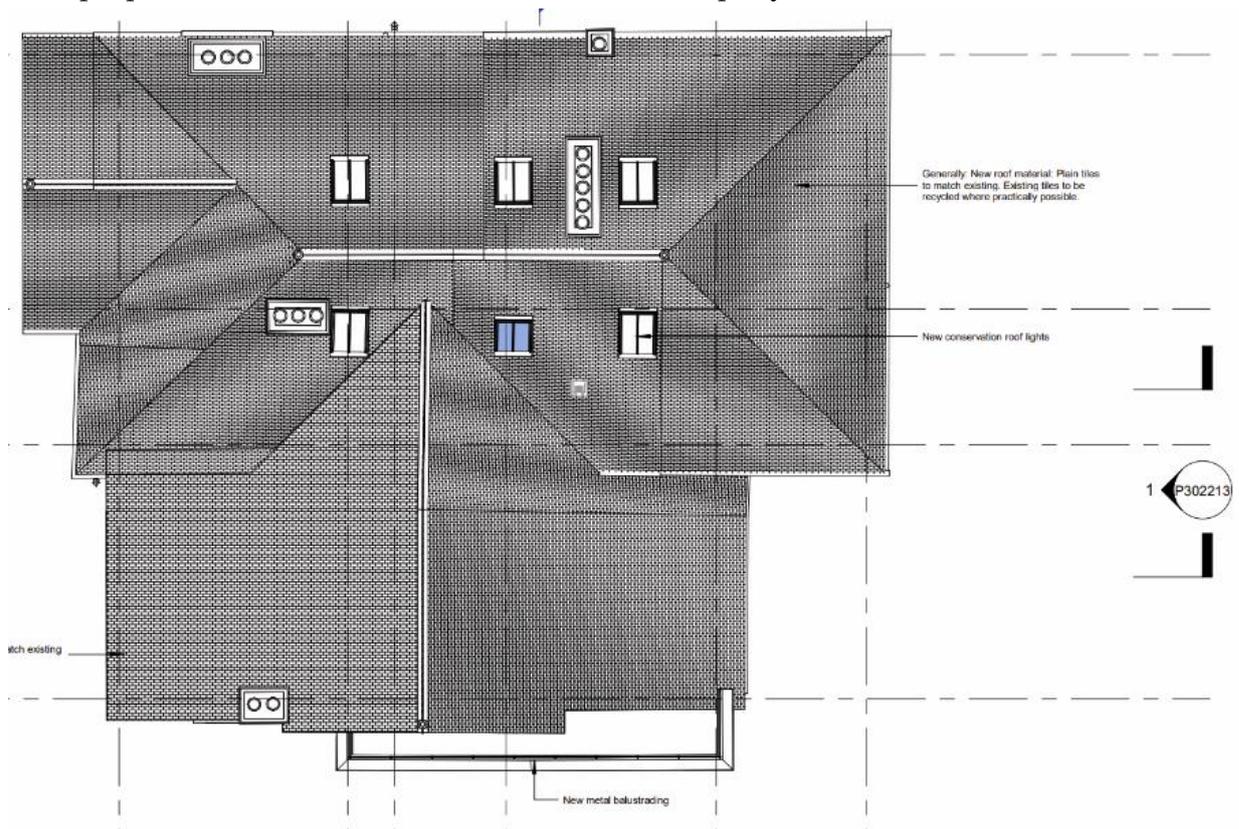


Fig 3 – Host Property Proposed Roof Plan

- 3.3 Owing to the orientation of the Host Property in relation to neighbouring dwellings, the screening provided by natural vegetation and the form of the existing roof, the roof lights will not be a prominent feature within the streetscene.

Replacement Windows

- 3.4 The Proposals include replacement timber windows which will match the existing style and form of the windows at the Host Property. The replacement windows will provide an opportunity to upgrade the thermal performance of the Host Property by using high performance glass. This will provide environmental benefits which weigh in favour of the Proposals.

Replacement of Balustrading

- 3.5 As can be seen in Figure 4 below, the Proposals include the replacement of the existing glass balustrading with more traditional wrought iron with traditional detailing.
- 3.6 Wrought iron is considered to be a more traditional design solution, which is more appropriate to the age of the Host Property and its location within a Conservation Area.



Fig 4 – Host Property Proposed Southern Elevation

New Glass Panelled Doors

- 3.7 Two new glass panelled doors are to be provided on the northern elevation of the Host Property, as illustrated in Figure 5 below, which will replace existing doors at the Host Property.



Fig 5 – Proposed northern elevation

New Painted Timber Canopy with Lead Roofing

3.8 At the main entrance to the Host Property from Daleham Gardens (western elevation), the Proposals will provide a new entrance canopy. The canopy structure will consist of specialist timber joinery, with leadwork to match similar entrance canopies on Daleham Gardens (Figure 6 below). The canopy measures 2.515 metres in width, with a depth of 0.538 metres and a height of 1.041 metres.



Fig 6 – New Painted Timber Canopy

New Soil Vent Pipe

- 3.9 A new soil vent pipe is to be provided on the southern elevation of the Host Property, which is illustrated in Figure 7 below.



Fig 7 – New Soil Vent Pipe

4. PLANNING POLICY FRAMEWORK

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan comprises the following:
- The National Planning Policy Framework 2024
 - Camden Local Plan 2017
 - Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan December 2022
 - Camden Planning Guidance (Home Improvements) January 2021
 - Camden Planning Guidance (Design) January 2021
 - Camden Planning Guidance (Amenity) January 2021

The National Planning Policy Framework 2024

- 4.3 The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.
- 4.4 Paragraph 131 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.5 Development should:
- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.6 Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.7 Paragraph 210 states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.8 Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

4.9 Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

- 4.10 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.11 Paragraph 2220 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

Camden Local Plan 2017

- 4.12 Policy D1 Design states that 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;
 - c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - d) is of sustainable and durable construction and adaptable to different activities and land uses;
 - e) comprises details and materials that are of high quality and complement the local character;
 - f) integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
 - g) is inclusive and accessible for all;
 - h) promotes health;
 - i) is secure and designed to minimise crime and antisocial behaviour;
 - j) responds to natural features and preserves gardens and other open space;
 - k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
 - l) incorporates outdoor amenity space; m. preserves strategic and local views;
 - m) for housing, provides a high standard of accommodation; and

n) carefully integrates building services equipment.

4.13 Policy D2 Heritage states 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.

4.14 This policy states that 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.

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan December 2022

4.15 The Appraisal states the following of relevance:

- Modifications should draw on materials and general characteristics of existing buildings, including roof forms. Dormers and roof lights should be on rear roof slopes and not front roof frontages with limited/no visibility from the public realm.
- Alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it).

- Natural materials, such as brick and stone, should not be painted, rendered or clad unless this was the original treatment, as it can have an undesirable effect on the relationship of the building within the setting of the Conservation Area. Repointing should match the original mix and mortar profile and may be difficult to reverse if done unsympathetically.

Camden Planning Guidance (Home Improvements) January 2021

- 4.16 The section on replacement windows and doors states that uPVC windows are strongly discouraged for both aesthetics and environmental reasons, and recognises that timber window frames have a lower embodied carbon content.
- 4.17 Section 3.3 of the Guidance states that new pipework should be restricted to the side and rear elevations of buildings.
- 4.18 Section 3.5 of the Guidance provides guidance on rooflights. It states that rooflights should not protrude more than 0.15m beyond the plane of the roof slope, be subordinate in size and number, be positioned to take into account architectural roof elements.

Camden Planning Guidance (Design) January 2021

- 4.19 The section on Heritage states that the Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.

Camden Planning Guidance (Amenity) January 2021

- 4.20 The guidance on overlooking, privacy and outlook states that development should be designed to protect the privacy of occupiers of both existing and proposed dwellings.

5. MATERIAL PLANNING CONSIDERATIONS

Replacement Balustrading

- 5.8 The Proposals include the replacement of the existing glass balustrading with more traditional wrought iron with traditional detailing.
- 5.9 Wrought iron is considered to be a more traditional design solution more appropriate to the age of the Host Property and its location within a Conservation Area.
- 5.10 The aim is to ensure that materials will be chosen for their provenance and compatibility with the local architectural style, guaranteeing that new elements will age and weather in a manner consistent with the rest of the building. This approach to material selection is indicative of a design ethos that prioritises continuity over contrast, ensuring that the new addition will become part of the building's cohesive whole.
- 5.11 This is in line with the Applicant's commitment to using matching materials or like for like materials in compliance with the Design Guide and Policy D2.

New Glass Panelled Doors

- 5.12 The new glass panelled doors will replace existing doors on the northern elevation of the Host Property. Due to the layout and orientation of the Host Property and neighbouring dwellings, the replacement doors cannot be seen from public viewpoints. Therefore, in accordance with Policy D2 of the Camden Local Plan and the NPPF, the Proposals would preserve the setting of the Conservation Area. It is also important to note that the doors will replace existing doors at the Host Property, and as such they will not be creating any new openings.

New Painted Timber Canopy with Lead Roofing

5.13 The Host Property currently provides an entrance canopy consisting of a glass roof structure. In a similar vein to the glass balustrades, which are proposed to be replaced, the existing canopy fails to make the best use of the Host Property and its setting within the Conservation Area.

5.14 In its place the Proposals seek to provide an entrance canopy constructed of specialist timber joinery, with leadwork to match similar canopies on Daleham Gardens. The style and materials of the replacement canopy are considered to be more consistent and appropriate with the Host Property's surroundings, and therefore will maintain and enhance the Conservation Area in accordance with Policy D2 of the Camden Local Plan and the NPPF.

New Soil Vent Pipe

5.15 The Proposals include the provision of a new soil vent pipe on the southern (side) elevation of the property. The soil vent pipe will be made from materials that are appropriate for the Host Property's setting within the Conservation Area, and as such is in compliance with the Design Guide and Policy D2.

6. CONCLUSIONS

- 6.1 The Proposals represent an enhancement of existing residential space, assisting in the renovation and modernisation of a family home, therefore making a more efficient use of the Site which is located in an established residential area in accordance with the policies on the NPPF.
- 6.2 The Proposals are designed to align with the character of the Fitzjohns/Netherall Conservation Area and present a thoughtful integration into the existing architectural narrative while respecting the conservation guidance within the local planning framework. The design's adherence to heritage considerations, material consistency, and the preservation of historic fabric and features of interest, represents a commitment to enhancing the property's aesthetic and structural integrity without compromising its historical significance.
- 6.3 In summary, the Proposals will serve to enhance the Host Property's functionality and aesthetic appeal while preserving and even enhancing the unique character that defines the Fitzjohns/Netherall Conservation Area.
- 6.4 In our view the Proposal is wholly supported by planning policy. There is no reason to justify withholding planning permission.