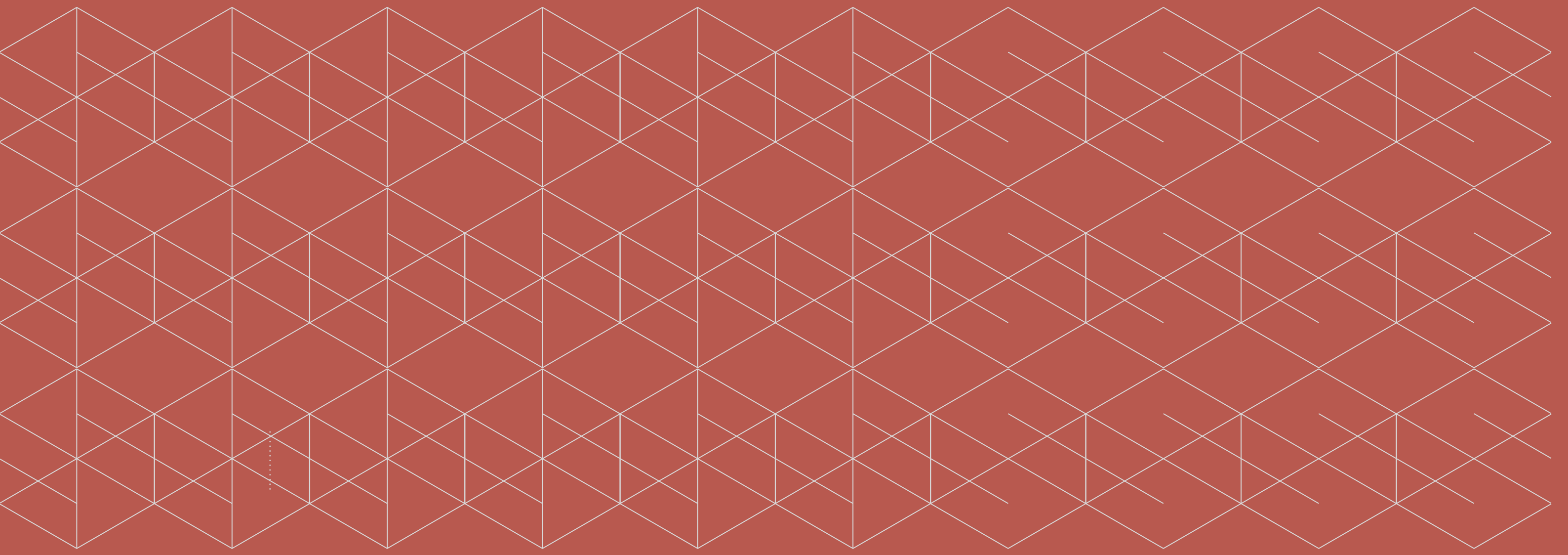


No.13 Daleham Gardens, London, NW3 5BY
Heritage Appraisal
December 2024



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Heritage Appraisal

THE HERITAGE PRATICE

December 2024

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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of a proposed scheme for the alteration and extension of no.13 Daleham Gardens, London NW3 5BY (the site).

1.2 The building is a single family detached house and is located in the Fitzjohns/Netherhall Conservation Area. It is identified as making a positive contribution to its character and appearance.

1.3 The proposals are for the renovation and remodelling of the property. This includes the replacement of the existing 1960s wrap around extension with a new addition to the north and a new rear extension. The modern garage to the south will also be replaced. The existing lower ground floor will be extended beneath parts of the garden to the rear and south of the house. Replacement double glazed timber windows are proposed throughout as well as aesthetic changes to the front and rear façades.

1.4 The purpose of this appraisal is to define the significance of no.13 Daleham Gardens and its contribution to the character and appearance of the Fitzjohns/Netherhall Conservation Area. This assessment utilises the heritage values set out in Historic England's Conservation Principles (2008) in its analysis of the building, its setting and surroundings.

1.5 This appraisal has been produced using archive, 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 Marek Wojciechowski Architects.

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).

Site and surroundings

1.7 Daleham Gardens forms part of the series of four, straight avenues which slope downwards in a north-south alignment between Finchley Road and Belsize Lane.

1.8 Daleham Gardens is lined with large, detached houses laid out in the 1870s and 1880s, in a mixture of vernacular, Queen Anne and Arts & Crafts styles. The houses are generally of two main storeys, positioned above a lower ground floor and with additional accommodation within the roofspace. The houses are setback from the road behind low brick walls and hedging, with generous front gardens and abundant mature tree cover. Whilst the houses are large, they are closely spaced, creating a fine suburban grain. To the rear of the houses the private gardens create a green, open and spacious setting to the buildings.

1.9 No.13 Daleham Gardens is a substantial, detached house dating from the 1880s. It has an asymmetrical frontage, faced in red brick. The roof is hipped and clad in weathered red clay tiles with attractive ridge detailing and tall brickwork chimneystacks. To the southern bay there is a large gable at roof level with tile hanging and decorative bargeboards, supported on timber brackets and set above a canted 1st floor bay. The house is in relatively poor

condition and has sustained a range of unsympathetic alterations, including the addition of a modern glazed porch to the main entrance, alterations to the front door surround and the infilling of the previously open ground floor loggia. A fuller assessment of the history and significance of the building can be found at sections 3 and 4 of this appraisal.

Heritage Designations

1.10 There are no statutorily or locally listed buildings in close proximity to the application site. The site does form part of Fitzjohns/Netherhall Conservation Area which was first designated in 1984. Daleham Gardens was added to the designation in 1988.

1.11 The Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan was adopted in December 2022. This provides historic background and an analysis of the special character of the conservation area. This is summarised at pages 12 & 13:

Landscape: The landscape infrastructure is characterised by smaller front gardens and extensive rear gardens, many containing mature trees. The streets often have grass verges and rows of street trees. The amalgam of rear gardens creates large, green open areas. Mature trees and hedges are an important part of the character.

Townscape: The associated townscape characteristics, based on residential buildings set-back behind small front gardens or front courts, with low front walls or hedges. There are also some larger-scale mansion blocks. The scale of buildings varies greatly, from 2 storeys to six storeys or more.

Architecture: Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings

1.12 The Fitzjohns/Netherhall Conservation Area is large and is divided into two character based sub-areas. The application site is in Sub Area 1 which is focused upon Fitzjohn's Avenue. The appraisal notes that '*The surrounding neighbourhood, dominated by Queen Anne and Domestic Revival architecture was developed from the late 1870s to the late 1880s. The subarea has a grid road layout.*'

1.13 The Conservation Area Appraisal describes Daleham Gardens as follows:

Most properties are set-back behind small front courts or gardens. Front boundary walls are generally consistent and are a combination of red and Staffordshire blue bricks with matching blue copings interspersed with Portland stone blocks. Hedges and mature front garden trees are 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.

1.14 The Conservation Area Statement identifies no.13 Daleham Gardens as making a positive contribution to the character and appearance of the conservation area.



Figure 1: An aerial view of Daleham Gardens and the application site looking east.

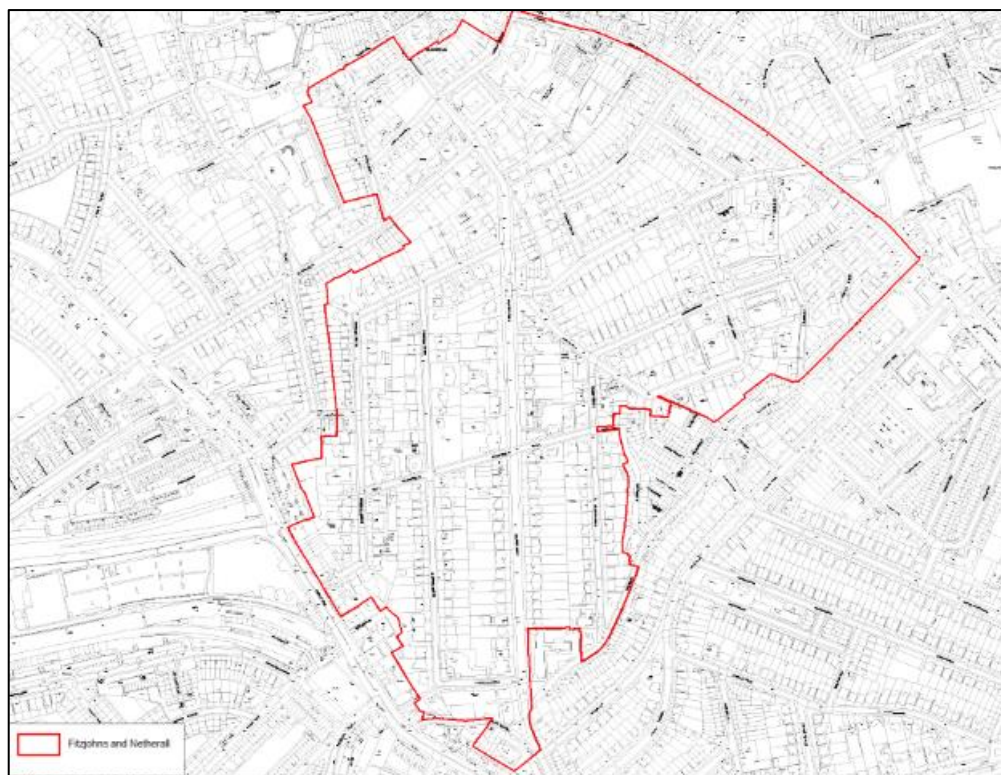


Figure 2: The London Borough of Camden's map of the Fitzjohns/Netherhall Conservation Area showing the position of the application site towards its southern tip.

Pre-application advice

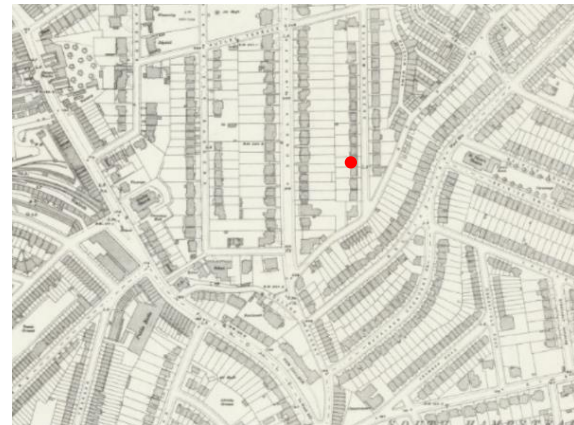
1.15 Pre-application advice was sought from LB Camden in July 2024 with the advice received in October 2024. The following broadly positive comments were made on the pre-application scheme:

- *It is considered that the works to the front elevation, including the removal of the unsympathetic porch would result in the enhancement in the appearance of the property and the wider conservation area.*
- *In relocating the location of the garage to the side elevation of the building including a basement extension underneath and replacing the wraparound side/rear extension with a smaller side extension, both set back from the front elevation, it is considered that the resultant two side extensions would appear subservient to the character and appearance of the original dwelling whilst resulting in a balanced appearance of the property within the street scene.*
- *At the rear of the property, it is proposed to replace the existing side/rear extension and roof terrace with a two-storey rear extension featuring a first-floor balcony and ground floor extension with a terrace over and steps leading down to the garden over the lower ground floor element below. The remaining rear garden is of a good size. The removal of the wrap around side/rear extension and its replacement with the proposed extension would result in a symmetry returning to the rear elevation of the property.*
- *Although the full width rear extension and two individual side extensions will add bulk and massing to the building it is not considered that this will result in a large or unwieldy bulk or appearance. It is considered that in reducing the extension to three individual elements, with the side extensions set back from the principal elevation of the building, that this results in the bulk appearing considerably less than if a wraparound extension had been proposed, as is already on the north side of the property.*
- *It is considered that the presence of the two relatively small side extensions will result in the balancing up in the symmetry and appearance of the property and will not detrimentally impact on the visual amenity of the conservation area or street scene.*
- *There is no objection in principle to the proposed extensions to the dwelling. The works would also include work to the façade including replacing and refurbishing the existing windows and dormers in order to reflect the design and appearance of the original dwelling where possible. These proposals have been assessed from a heritage point of view and it is considered that these works if undertaken sympathetically using the appropriate materials and designs would result in the enhancement of the property and the conservation area.*
- *The work to slightly enlarge the light voids at the front is also considered to not result in detriment to the character of appearance of the front of the property.*
- *The material palette and fenestration detailing of the scheme has been well chosen and is considered to result in an enhancement in the current 'tired' appearance of the building whilst returning it where possible to an as near original material/design appearance.*

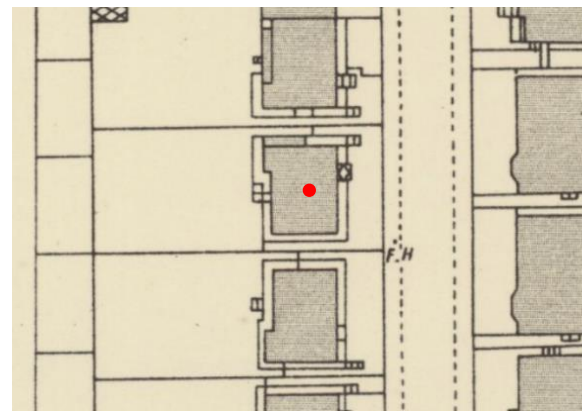
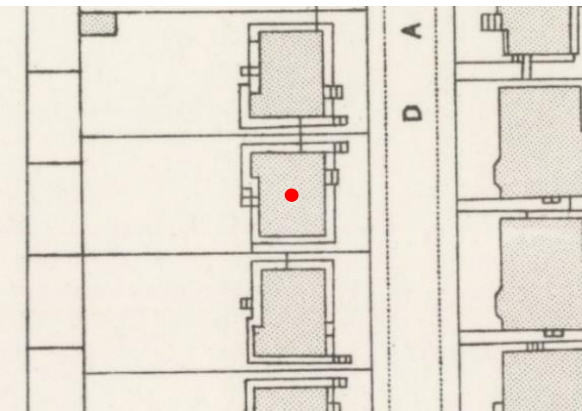
1.16 With regard to the effect of the proposed scheme on the character and appearance of the Fitzjohns/Netherhall Conservation Area, the relevant designated heritage asset, the council therefore found that the pre-application proposals were acceptable in principle with no objections raised in respect of the proposed alterations. The proposed scheme has evolved slightly and further information has been provided as requested but the essential acceptable elements of the scheme as presented at pre-application stage remain the same.



Figure 3: Roque's map of 1746.



Figures 4 & 5: The 1866 Ordnance Survey map (left) and the 1912 Ordnance Survey map (right).



Figures 6 & 7: A detail of the 1894 Ordnance Survey map (left) and the 1935-36 Ordnance Survey map (right). The site is marked with a red dot.

2 Historic development of the site and area

2.1 The land upon which Daleham Gardens now stands was open farmland until the 1870s and formed part of the Maryon Wilson estate. Roque's map of 1746 shows this rural landscape, with fields dotted with dispersed farms and cottages as well as distinct nuclear settlements such as Hampstead village. The only notable development at this time was Belsize House, positioned adjacent to what is now Belsize Lane (figure 3).

2.2 A lengthy legal battle by Sir Thomas Maryon Wilson to contest the restrictive provisions of his father's will had preserved the open character of the area during the mid 19th century, even as development intensified to the north in Hampstead and along Finchley Road. Eventually, by the 1870s the family were free to grant building leases, and the estate was divided, with Spencer Wilson responsible for the laying out of Fitzjohns Avenue from 1875 onwards.

2.3 Surrounding streets, including Daleham Gardens were developed in a short period of 10 years from 1876, contributing to the coherent and distinctive Victorian character of the area. The 1866 Ordnance Survey map shows the area prior to its redevelopment, with the most notable feature being the lines of the Midland Railway and Hampstead Junction Railway snaking across open fields to the NE. Development ended at Belsize Lane at this time (figure 4).

2.4 The next 25 inch Ordnance Survey map of 1912 shows the dramatic transformation which had occurred to the area, as it emerged as a fully developed suburb. The larger and more spacious grain of the houses along Fitzjohns Avenue and Daleham Gardens can be appreciated here, in contrast to the smaller and more closely spaced terraces to the south and east (figure 5).

Development of the site

2.5 The 1894 Ordnance Survey map shows the house around a decade after it was first built. A lightwell can be seen surrounding the building, as well as steps up to the main front entrance and the service steps into the northern lightwell (figure 6). By the time of the 1935-36 map a narrow extension had been added into the northern lightwell (figure 7).

2.6 A drainage plan of 1919 shows details of the lower ground floor layout of the house in what appears to be its original configuration, with a shallow bay to the rear. A lightwell is shown around the perimeter of the property with a flight of steps leading up to the ground floor from the rear garden (figure 8)

2.7 A further drainage plan from 1919 (figure 9) shows an open ground floor loggia design similar to that which survives at no.11 Daleham Gardens (see figure 10). This had a balustrade and a setback brickwork façade with a set of French doors. The front elevation drawing of the house also shows the original treatment of the main entrance, with a projecting hood, supported on brackets, and a panelled front door.

2.8 By 1930 the front of the house had sustained several alterations. The windows appear to have had standard two over two sashes installed, and the open loggia has been infilled, with a new wide window installed in the same plane as the main front façade. The projecting hood to the main entrance was however still in place at this time (figure 11). By the time of the 1953 Ordnance Survey map a narrow extension had been added to the south of the building and by 1966 the extension to the north appears to project further forward towards the road.

2.9 Drainage plans from 1961 show that the original projecting door hood had been replaced by the current glazed canopy, dating this feature to sometime between 1930 and 1961. The plans also show the construction of an extension to the north of the building and wrapping around onto the rear façade, as well as an unsightly external staircase which rose against the northern flank of the building (figures 12 & 13). The following year, planning permission (TP/704/W/6114) was granted for the subdivision of the house into two flats.

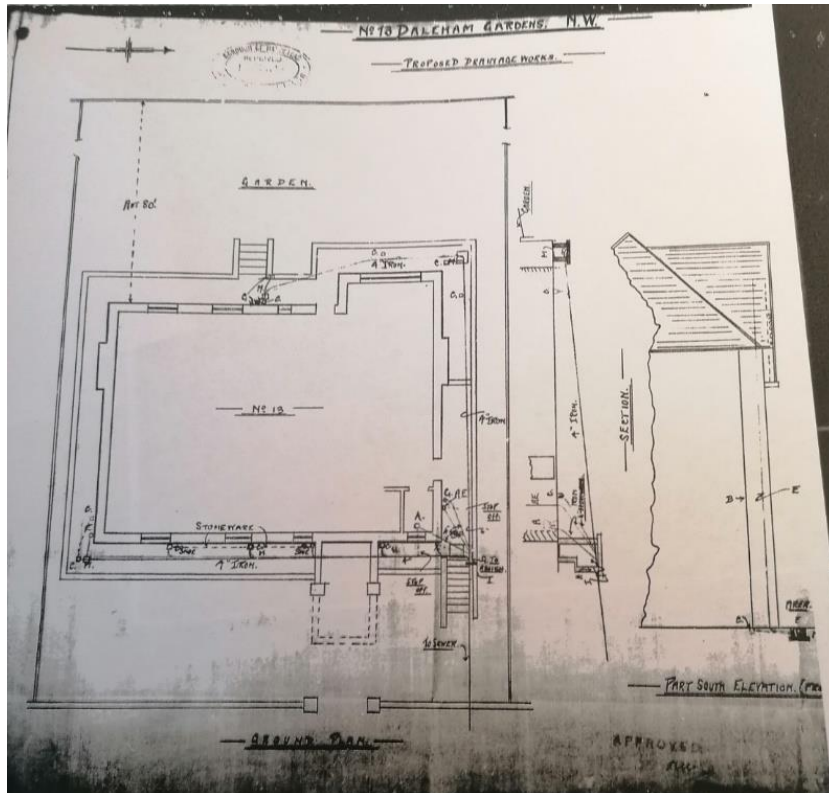


Figure 8: Drainage plan no.9758 (July 1919).



Figures 9 & 10: Drainage plan no.9758 (July 1919) (left) and the front façade of no.11 Daleham Gardens showing the original recessed loggia at ground floor level (right).

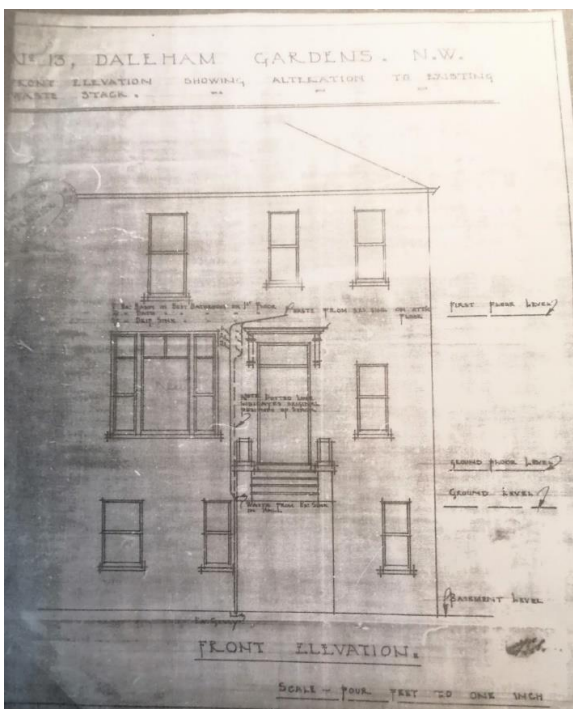
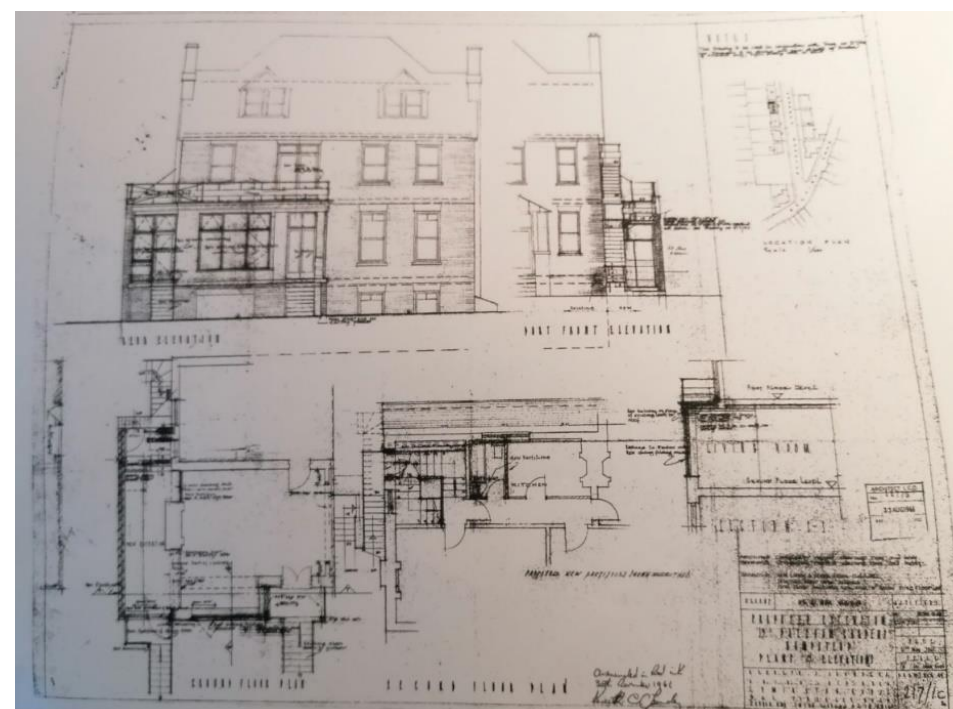


Figure 11: The front façade in 1930, drainage plan no.711 (August 1930).



Figures 12 & 13: Drainage plan no.10692 (September 1961).

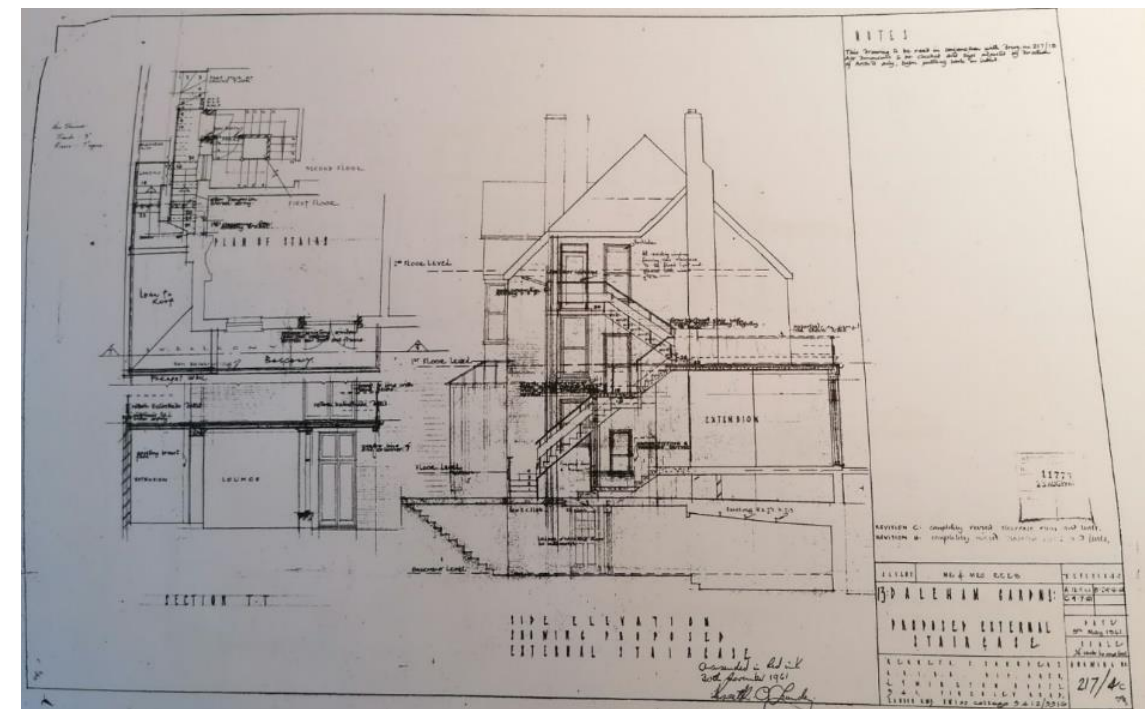




Figure 14: No. 13, front elevation.



Figure 15: No. 13, rear elevation and spacious rear garden.

3 Significance

3.1 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.*

3.2 A heritage asset is defined as ‘*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*’ In this case the heritage asset is the Fitzjohns/Netherhall Conservation Area.

3.3 Historic England’s document *Conservation Principles – Policies and Guidance for the sustainable management of the historic environment* (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that: ‘*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- *who values the place, and why they do so;*
- *how those values relate to its fabric;*
- *their relative importance;*
- *whether associated objects contribute to them;*
- *the contribution made by the setting and context of the place; and,*
- *how the place compares with others sharing similar values.’*

3.4 In assessing the significance of no.13 Daleham Gardens it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

3.5 No.13 Daleham Gardens dates from the 1880s. It is a large, detached property with accommodation over four floors, including at lower ground floor and attic levels. Architecturally it is a fusion of vernacular, Arts and Crafts and Queen Anne styles, although no individual architect has been identified as responsible for the building. It is quite possible that an in-house designer was used, in a similar manner to the Willets in their development of the Elsworth Road area.

3.6 The front façade is asymmetrical in composition and faced in red brickwork, with curved brickwork arches to the windows (figure 14). The fenestration is regular and modest in scale at the northern end of the building, with more articulation to the south. Here there is a 1st floor canted bay set beneath a large dormer at roof level, supported on timber brackets. This has a deep timber bargeboard and fish scale tile hanging. The roof is hipped and clad in weathered red clay tiles, with a decorative ridge and a tall brickwork stack providing articulation and punctuation to the roofscape.

3.7 Unfortunately the house has sustained a high degree of alteration to the front elevation which detracts from its architectural and aesthetic significance. The original projecting hood on timber brackets above the main entrance has been removed and replaced with an unsightly, glazed canopy and the brickwork surround to the entrance door has been rendered and painted. The original painted timber panelled front door has also been replaced. Adjacent to this the original open loggia was infilled in the early 20th century. This infilling has been achieved mores sympathetically to other properties along Daleham Gardens where the elliptical shaped and moulded surround has been retained and glazing simply installed beneath it. To no.13 the original shape of the loggia has been completely lost and a concrete lintel installed. Many of the house’s windows

have been altered, including to the dormer and large gable feature. Below this, the 1st floor projecting bay has had its original window configuration replaced, and the decorative plaster detailing has also been lost. External timber slatted shutters have also been added to the windows. A flavour of the original composition and detailing of the house can be seen on the neighbouring property at no.11 Daleham Gardens.

3.8 The house is setback from the road behind a generous front garden with areas of hard and soft landscaping. The front boundary consists of a low red brickwork wall with a dense privet hedge above. There are brickwork piers defining the pedestrian and vehicular accesses, however, the former have been rendered and painted, detracting from their original red brick finish. The lower ground floor spaces within the building are lit by an original lightwell which runs around the perimeter of the building.

3.9 To the north of the house is a side extension dating from the 1960s and providing accommodation at ground and lower ground floor levels. This is of poor quality and dated appearance, with a flat roof and facades in a combination of red brickwork and timber framed glazing. This detracts from the original architectural quality of the house. To the south is a single storey garage, constructed of red brickwork. This has a set of part glazed timber doors facing the street and an area of concrete hardstanding directly adjacent to it. This is of no intrinsic architectural merit.

3.10 The building has group value with other similar houses along the western side of Daleham Gardens, sharing characteristics of typology, scale and siting on their plots. They also share a common architectural language and palette of materials, including the extensive use of red brick, red clay tiles, as well as high-quality detailing and prominent and well-articulated roofscapes.

3.11 The front façade is however only of moderate significance, given the degree of alteration which it has sustained, but overall makes a positive contribution to the character and appearance of the Fitzjohns/Netherhall Conservation Area.

3.12 The rear façade of the building is also faced in red brickwork (figure 15). This has a simple composition of four irregularly spaced bays. There are sash windows set beneath curved brick arches at all floor levels and a set of French doors to the ground floor, providing access via a steep flight of steps to the garden. The 1960s extension sits to the north and wraps around to the side of the building. This is of no intrinsic architectural quality, with functional red brick elevations and areas of timber framed glazing. The extension has a flat roof, providing a terrace area at 1st floor level, with a set of French doors. This is bounded by a visually heavy balustrade. Modern slatted shutters have also been added to the windows here at 1st floor level.

3.13 The roofscape above is a simple pitch, with weathered red clay tiles and red brick chimneystacks to each gable end. There are decorative ridge tiles adding architectural interest, as well as two original dormers with roughcast gables and finials. These have had modern, unsympathetic windows added.

3.12 The rear garden is spacious and relatively secluded, with a large lawned area. The site's boundaries have a dense combination of soft landscaping, shrubs and mature trees.

3.13 The rear façade retains some sense of its original character albeit undermined by the 1960s extension and its generally poor state of repair. Overall, the rear façade is considered to make a limited contribution to the character and appearance of the Fitzjohns/Netherhall Conservation Area.

Values and significance

3.14 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. In this case the building provides little evidential value in an archaeological sense, due to its construction date during the 1880s. It does provide some evidence of standards for upper middle class suburban dwellings of the period.

Historical value

Paragraph 39 of the Conservation Principles document outlines that '*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*'

The house dates from the 1880s and is consequently of some age and historical value. It forms part of the historic local scene and has been a feature of the townscape for around 145 years. The building demonstrates, to a small degree, the evolution of the area from agricultural land to a part of suburban north London by the end of the century. The house is of interest for its contribution to changing attitudes towards the suburbs, in terms of its layout, levels of greenery and the architectural character of the houses, with an emphasis upon spaciousness.

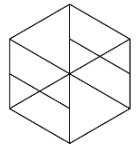
Aesthetic value

Aesthetic value is defined as '*...the ways in which people draw sensory and intellectual stimulation from a place.*' Overall, the front of the house is of moderate significance and is a fusion of the popular Vernacular Revival, Arts and Crafts and Queen Anne styles, utilising an attractive palette of red brick, roughcast/decorative render and contrasting white painted windows and joinery. However, the front façade has sustained a high degree of alteration which undermines its architectural integrity and coherent, most notably to the main entrance and adjacent formerly open loggia.

The building has aesthetic and architectural group value as part of the group of similar houses along the west side of Daleham Gardens, contributing to the character of the streetscene and mutually reinforcing each other's significance as part of this high quality, planned, suburban development. The rear elevation is not visible from the public realm and is only of moderate architectural and aesthetic interest. Its original composition was relatively plain, and this has been undermined by the 1960s extension which is of poor quality and which wraps incongruously around from the rear to the northern flank elevation. The rear façade is considered to make only a limited contribution to the character and appearance of the conservation area.

Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as '*...places that people perceive as a source of identity, distinctiveness, social interaction and coherence.*' The building has communal value in so far as it has been part of the local scene for around 145 years and has thus featured in the day to day lives of those who live, work and pass through the area. The house has been privately owned and in domestic use throughout its history, limiting its communal value.



Conclusion

3.15 In this case the significance of the building is derived from a combination of historic and architectural factors. It reflects changes and approaches in the planning and layout of new housing developments at the end of the 19th century and the move towards a more spacious, informal and suburban character.

3.16 The house was originally of high quality and architectural status, fusing several prevailing styles of the period, including Arts & Crafts and Queen Anne. It shares characteristics of typology, form and scale with surrounding similar buildings, along with a common palette of attractive materials, contributing to the strong cohesive and distinctive architectural quality of this part of the conservation area. However, the degree of alteration which has been sustained to the front façade limits its contribution.

3.17 The rear façade is of only moderate architectural interest and was originally of lesser significance. The alterations during the 1960s demonstrably detract from its architectural and aesthetic significance.



Figure 16: Existing and proposed rear elevations.

4 Assessment of the proposals

4.1 This section will set out the proposed works and will consider their impact. It will assess this impact in terms of the host building and the character and appearance of the surrounding Fitzjohns/Netherhall Conservation Area. The proposed works will also be considered against the relevant statutory tests as well as national and local historic environment policies. The following section should be read in conjunction with the drawings and Design and Access Statement submitted with the application.

4.2 The proposals are for the remodelling and renovation of the building. This will include the replacement of the existing 1960s wrap around extension with a new rear addition and a new extension to the north. The existing modern garage to the south will also be replaced. The scheme also includes beneficial alterations to the front and rear facades, including the replacement of windows with new double glazed units and the reinstatement of authentic glazing patterns, the removal of the modern glazed canopy to the front entrance, the reinstatement of an appropriate timber front door and works to the front boundary and garden.

Rear and side extensions

4.3 It is proposed to demolish the unsympathetic single storey extension which wraps around the northern flank of the building and across half the width of the rear façade (figure 15 and 16). This was added in the 1960s and is of poor quality and no intrinsic architectural value. In its current form it detracts from the appearance of the house, particularly to the front façade where its eastern elevation has an incongruous, glazed design.

4.4 A new extension will be added to the side of the house. This will continue to provide accommodation at ground and lower ground floor level but will largely be read as a single storey element from the front of the house. The new extension will be lower in height than the current side extension and will have a far more sympathetic design, faced in brickwork and with a traditional timber door in the front façade, set beneath a brick arch. Its rear elevation will also have traditional timber sashes, set beneath brick arches.

4.5 In a similar manner to the existing extension, the new rear addition will also have accommodation at ground and lower ground floor level. The lower ground floor element will be deeper and will have a shallow lightwell/terrace area around it. The lower ground floor of the main house is already expressed to both its original facades and to the 1960s extension. The new lower ground floor windows will be a subordinate feature, partially set below the level of the rear garden. Soft landscaping around the perimeter of the lightwell will soften the visual impact of the extension in longer views from the garden.

4.6 At ground floor level there will be a terrace above the new lower ground floor rooms, with a set of centrally positioned steps which maintain a direct route from the ground floor rooms to the rear garden. The extension at this floor level will be modest, consisting of two projecting square bays, arranged around a central door opening. Above this will be a shallow balcony serving the 1st floor rooms of the main house, bounded by a simple metal railing.

4.7 The proposed extension will be traditional in design and character. It will be faced with red brickwork to match the existing rear façade of the house, with high quality red toned stone dressings and Portland stone for the cills and copings. The proposed fenestration will be subdivided, with a tripartite arrangement to the openings which reflect the proportions and layout of the projecting canted bay to the front façade at 1st floor level.

4.8 Overall, the proposed rear and side extension represents only a small increase in footprint over and above the existing wrap around extension, with most of the additional space concentrated discreetly at lower ground floor level. The

scheme will allow for the removal of the unsightly and incongruous 1960s addition to the property and will replace it with a new, well designed and high-quality extension, which utilises contextual materials and detailing. It will also have the benefit of creating two distinct elements at ground floor level, to the rear and to the north of the building, instead of the current wrap around structure, thus revealing the original NE corner of the building.

Garage

4.9 The existing modern single storey garage will be demolished. This is of no intrinsic architectural or historic interest. A new garage will be constructed adjacent to the house, reinstating a gap between the built form on the site and the boundary with the neighbouring property at no.11 Daleham Gardens. This will better reflect the pattern of development along the road. The new garage will be a single storey in height and fully subordinate to the main house. It will have a traditional design with a brick arch to the opening and a new timber garage door with glazed toplights.

4.10 The rear façade of the garage will have a domestic appearance and will mirror the slightly narrower side extension to the north, following the same building line and utilising traditional timber sash windows set under brick arches.

Basement

4.11 The building already has a lower ground floor level which is expressed, with fenestration facing out into front and rear lightwells. It is proposed to extend the lower ground floor accommodation to the south to form a gym and to reconfigure the existing lower ground floor rooms to the north. The gym will have no expression to the front of the house and the basement excavation will thus not be appreciable. A simple single leaf door opening with fixed glazed panels either side will lead from the rear of the gym into the new enlarged rear lightwell/terrace area.

Front Elevation

4.12 The decorative plasterwork to the projecting bay window at 1st floor level has been lost. This will be reinstated to match the original detailing which can be seen at no.11 Daleham Gardens. This will enhance the historic and architectural character of the front façade.

4.13 The main entrance has been heavily altered over time, with the addition of a modern glazed canopy and the loss of the original painted timber front door. The canopy will be removed, revealing the main entrance, and a simple projecting timber canopy, supported on decorative brackets will be reinstated. This will match the detailing of adjacent houses along Daleham Gardens and historic drainage plans of the property. A new, painted timber panelled front door will be reinstated and the modern render finish around the door opening will be removed, revealing the original brickwork finish. Together these alterations will significantly improve the appearance of the front façade and remove modern accretions which currently detract from its historic character.

4.14 At roof level chimney pots will be reinstated to the stacks, providing articulation to the roofscape and reintroducing a traditional feature.

4.15 Redundant servicing and downpipes will be removed from the front and flank walls of the house, improving its appearance.

4.16 This range of small-scale changes to the features and detailing of the house will have a cumulative beneficial

impact upon its character. The proposed works have been informed by an analysis of historic plans of the building and detailing on neighbouring houses of the same design as the host building. Thus, they will be authentic in terms of their materiality and design, enhancing the character of the building and the contribution which it makes to the surrounding conservation area.

Windows

4.17 It is proposed to replace the existing windows with new double-glazed units, in painted timber. This will allow for improvements to the thermal performance of the building, without harm to its character or the wider streetscene. The sealed units will be barely perceptible from outside the building and Historic England confirm in their *Traditional Windows: their care, repair and upgrading guidance* (2017) that "...the reflective properties of secondary and double-glazing as compared to modern, polished single glazing, do not usually harm the significance of the building."

4.18 Where windows have been altered, they will be reinstated with the correct glazing bar pattern. To the front at ground floor level the modern window which infilled the formerly open loggia will have a more traditional pattern of casements with small top lights above. The one over one sash windows to the 1st floor projecting bay will also have their glazing pattern reinstated, as can be seen on the neighbouring property at no.11 Daleham Gardens. To the roof, both dormer windows will have their one over one sash windows replaced with subdivided casements – a pattern seen at nos.19, 21 and 23 Daleham Gardens. These changes to the configuration of the windows will provide more fine detailing and visual interest to the façade.

4.19 There will also be alterations to the fenestration on the rear façade, with new subdivided casements to the dormer windows replacing the current modern casements. This will improve the appearance of the roofscape of the building. At 1st floor level the current French doors will be replaced by a narrower pair of doors. These will have a traditional design, with a solid panel at the base and glazed panes above. The narrower opening will also relate better to the proportions of the surrounding vertically orientated sash windows.

Front garden and boundary

4.20 The modern render finish to the brickwork piers which flank the pedestrian entrance onto the site will be removed. This will reinstate their brickwork finish and enhance the appearance of the front boundary.

4.21 The current vehicular access opening onto the site will be modestly increased in width and new brick piers constructed. A set of new, simple metal gates will be added to the opening. These are in keeping with traditional railings and gates elsewhere along Daleham Gardens and within the wider conservation area.

4.22 The front garden will receive new hard and soft landscaping, with a dramatic increase in the amount of permeable paving.

4.23 At the north end of the garden new steps will rise discreetly behind the front boundary to provide access to the replacement side extension. The replacement extension will be lower than existing and less conspicuous in the streetscene. This would enhance the character and appearance of the conservation area.

Roof

4.24 The main roof of the house will be re-clad in red clay tiles, with new lead to the dormer cheeks. This will ensure the ongoing maintenance and weather proofing of the house and will also enhance its external appearance and match similar detailing seen on adjacent property.

Assessment of the proposals against the relevant policy framework

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

4.25 The main issues for consideration in relation to this application are the effect of the proposals on the host building and the character and appearance of the surrounding Fitzjohns/Netherhall Conservation Area. The relevant statutory provision in relation to this is contained at s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.26 This appraisal has shown that the proposals will be appropriately designed and respectful to the character of the host building and the surrounding townscape in terms of siting, scale, massing, materials and design. They will respond to the prevailing pattern of development along Daleham Road and will maintain views through to the rear garden through gaps between buildings. The wide range of alterations to the facades of the house will enhance its individual historic and architectural character, as well as the coherence of the wider streetscene. Thus, the character and appearance of the Fitzjohns/Netherhall Conservation Area will be preserved, as well as enhanced, in line with the s.72 duty.

National Planning Policy Framework 2023

4.27 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

4.28 This Heritage Appraisal has provided a thorough analysis of the significance of the building and the contribution which it makes to the surrounding conservation area. The proposals are of an appropriate height, scale, massing, design and materiality and will dramatically improve the appearance of the building when compared with the existing low-grade garage and 1960s wrap around extension. The small-scale alterations to the front and rear facades have been informed by an analysis of original features on surrounding buildings and will respond positively to the character of the street, reinstating lost features and removing unsympathetic later additions. Consequently, the proposals are considered to comply with the requirements of the NPPF.

4.29 It is not considered that the proposals will cause any demonstrable harm to the host building or to the character and appearance of the Fitzjohns/Netherhall Conservation Area and therefore paragraph 208 of the NPPF is not engaged. However, if harm is identified, then the following public benefits are considered to convincingly outweigh this.

- Removal of the unsightly modern garage to the south of the house.
- Removal of the incongruous and unsympathetic wrap around 1960s side and rear extension.
- Reinstatement of authentic glazing pattern to windows on the front and rear façades.
- Removal of unsightly modern glazed porch and reinstatement of correct projecting door hood and brackets.
- Reinstatement of traditional painted timber front door and removal of modern render to brickwork either side.
- Reinstatement of decorative plasterwork to 1st floor projecting bay.

- Reinstatement of chimneypots to tall brickwork chimneys.
- Removal of render from brickwork piers to pedestrian entrance onto the site.
- Improvements to the layout and quality of the hard and soft landscaping to the front garden.

The London Borough of Camden Local Plan 2017

4.30 The proposed works are considered to comply with policies D1- Design and D2- Heritage of Camden's Local Plan 2017. They will respect local context and character, using contextual design, detailing and materials, thus preserving and in many respects enhancing the character and appearance of the Fitzjohns/Netherhall Conservation Area. If any 'less than substantial' harm is identified then it would be convincingly outweighed by the public benefits which flow from the proposals, in terms of improving the historic character of the building.

4.31 With regard to Policy A5- Basements, the proposals will cause no harm to the architectural character of significance of the building, streetscene or conservation area. Front and rear lightwells are already part of the character of the building and the subterranean element of the garage extension to the south will not be expressed to the front of the building. At the rear, the lower ground floor elements of the scheme will sit comfortably as part of the overall architectural composition of the rear façade, reading as discrete, secondary elements.

The London Plan 2021

4.32 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that heritage assets should be conserved and that enhancement opportunities should be identified early on in the design process. Here the proposals will improve the appearance of the building through the removal and replacement of the incongruous 1960s wrap around extension and the introduction of new, appropriately scaled and designed side and rear extensions. A host of enhancements will be secured to the character of the building, which together will have a cumulative beneficial effect upon the contribution that the building makes to the streetscene. Overall, the affected heritage asset – the Fitzjohns/Netherhall Conservation Area - will be conserved.

Camden Planning Guidance - Home Improvements (2021)

4.33 The proposals comply with paragraph 2.1.1 with regard to rear extensions. It will be subordinate to the main building in terms of height, scale and massing, being visually contained at ground floor level. The facing materials will match the red brickwork of the existing building, with fenestration that responds positively to its existing character. The siting and layout of the proposed rear extension will create a more architecturally coherent and balanced appearance to the rear of the building, whilst maintaining the centrally positioned access to the garden from the ground floor. Overall, the rear extension represents only a modest increase in the footprint of the house, with most of this contained only at lower ground floor level. It will be in keeping with the historic pattern and rhythm of development along this side of Daleham Gardens, where many buildings have shallow rear extensions to their original footprints. As noted in the accompanying Design & Access Statement and covering letter, full width extensions have been approved at nos.16, 18, 23 and 27 Daleham Gardens. A sizeable rear garden to the property will be retained, along with the characteristic ratio of built to unbuilt space.

4.34 In relation to paragraph 2.1.2, the proposed side extensions to the property are considered to comply with the guidance. Both side extensions will be setback from the front building line and will be secondary to the host building in terms of scale, form and height. They will be faced in red brickwork to match the main building, with traditional timber doors to the front and complementary timber sash windows to the rear, all set beneath brickwork arches. The existing garage and side

extension do not contribute to the architectural interest or significance of the house. The proposed side extensions will be a significant improvement in visual terms and will subtly complement the asymmetric front façade of the building, whilst providing a sense of aesthetic coherence. Views through to the rear garden will be maintained due to the reduced height of the northern extension and the modest scale of the new garage to the south. The relocation of the garage so that it abuts the flank wall of the house, rather than being situated against the party boundary line is also more in keeping with the established pattern along the road. Access to the rear of the property will be retained to the south.

4.35 In compliance with paragraph 2.2.3, the proposed terrace at 1st floor level is situated at the rear of the property and will have no impact upon the streetscene or front of the building. It will be bounded by simple metal railings. The existing wrap around extension already has an accessible roof terrace at 1st floor level which is also situated above the side element. This has a visually heavy, part timber balustrade. The proposed roof terrace will be an improvement in relation to the current situation.

Camden Planning Guidance - Design (2021)

4.36 The proposals comply with the thrust and detail of the CPG guidance. The side and rear extensions respond positively to the character, detailing and materiality of the host building, with complementary red brickwork and traditional timber windows. They are of an appropriate height and massing, being visually contained at ground floor level and with the lower ground floor elements reading as secondary and subordinate elements within the overall architectural composition. This will ensure that appropriate gaps are maintained between no.13 and its neighbouring properties, allowing for the retention of views through to the greenery in rear gardens. The works will also include a wide range of small-scale enhancements to the appearance of the building, which together will have a significant impact upon its character. These include works to reinstate more appropriate windows, reinstate small details such as chimney pots and decorative plasterwork, remove later accretions including the modern front porch and door, as well as reveal original materials such as the brickwork to the door surround and front piers. Overall, the proposals will integrate well with the host building, streetscene and wider conservation area.

Fitzjohns/Netherhall Conservation Area Appraisal & Management Plan 2022

4.37 The proposals comply with the guidance within the Management Plan. The proposed extensions will result in a modest increase in the footprint of the building and will retain sizeable front and rear gardens, thus maintaining the grain and pattern of development within the conservation area (para 6.1). The proposed side and rear extensions are fully subordinate to the host building in terms of height and massing and read as a single storey from the front, being visually contained at ground floor level. Both side extensions are setback from the front building line. Gaps between the building and its neighbours, as well as existing views through to the rear garden are maintained, thus preserving the pattern of development along this side of Daleham Gardens (paras 6.2 & 6.4). The proposals will be a significant improvement when compared to the existing 1960s additions to the building, with improved use of materials, form, fenestration and detailing, thus enhancing the character and appearance of the conservation area (para 6.3).

4.38 The proposals include a comprehensive package of enhancements to the historic character of the building. These include the reinstatement of features such as chimney pots, appropriate fenestration and decorative plasterwork detailing. They also include the removal of the harmful additions to the main entrance, including render to the brickwork, the modern porch and the modern front door, replacing them with authentic features which match those on neighbouring properties (para 6.4).

4.39 With regard to the extensions to the existing basement, these will only be expressed to the rear, with no additional fenestration to the front façade. The house already has lightwells to the front and rear and a semi-basement floor is part of its character. The enlarged lightwell/terrace area to the rear will be softened and partially concealed with soft landscaping and will not cause any harm to the overall appearance of the building or to its garden setting (para 6.4 (v)).

4.40 The works to the front boundary will have no harmful impact upon its character, with new brick piers and contextual metal gates to the vehicular access. The removal of the render to the pedestrian gate opening will enhance the appearance of the front boundary by exposing its original and traditional brickwork finish. The new hard surfacing to the front garden will be permeable and an appropriate balance between hard and soft landscaping will be achieved (para 6.5).

Conclusion

4.41 This appraisal has been produced in support of a proposed scheme of alteration and extension in relation to no. 13 Daleham Gardens. The proposed scheme has been discussed with LB Camden at pre-application stage and in terms of heritage and design issues, was considered acceptable.

4.42 The house is in poor condition and is in need of a full programme of repair and refurbishment. There is now the opportunity to remove the extensions which were added to the building in the 1960s and to replace these with new structures, of improved quality and design. These have been carefully and sympathetically conceived so that they relate positively to the character of the house, the grain of the site and the wider streetscene. Over time the house has also sustained a range of unsympathetic alterations and accretions which detract from its original appearance. The scheme includes the removal of features which demonstrably detract from the building and a range of positive works of reinstatement which together will significantly improve the visual quality and architectural coherence of the house.

4.43 The proposals will preserve and, in many respects, enhance the character and appearance of the Fitzjohns/Netherhall Conservation Area, in line with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They also comply with the requirements of the National Planning Policy Framework 2023, the London Plan 2021 and the policies of the adopted London Borough of Camden Local Plan 2017. The proposals also accord with the detailed guidance contained with the Council's CPG – Design 2021, CPG – Home Improvements 2021 and the Fitzjohns/Netherhall Conservation Area Appraisal and Management Plan 2022.

Appendix A – Relevant historic environment policy

National Planning Policy & Legislation The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 72 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 (NPPF)

A2 The 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

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 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 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.

Paragraph 212

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The London Plan 2021

A3 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

London Borough of Camden Local Plan (2017)

A4 The Camden Local Plan was adopted in 2017. The relevant parts of the policies have been cited below.

Policy D1 – Design

The Council will seek to secure high quality design in development. The Council will require that development:

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";
- comprises details and materials that are of high quality and complement the local character;

Policy D2 – Heritage

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:

- require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- 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.

Policy A5 – Basements

The policy sets out various criteria for basement development in the borough and notes that “The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to (inter alia):

- (a) The architectural character of the building; and,
- (e) The significance of heritage assets.

Camden Home Improvements CPG (2021)

A5 The Home Improvements CGP 2021 contains a range of guidance with regard to rear and side extensions.

Para 2.1.1 Rear extensions

Rear extensions should:

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden.
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;
- Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.

Para 2.1.2 Side and front extensions

Side extensions should:

- Be set back from the main front elevation;
- Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect the dimensions of the existing front porch, where applicable;
- Respect and celebrate existing architectural features into new design, where they make a positive contribution to the character of the building or groups of buildings, such as projecting bays and porches;
- Protect significant views or gaps;
- Ensure the established front building line is not compromised;
- Ensure the architectural symmetry or integrity of a composition is unimpaired;
- Ensure the original architectural features on a side wall are not obscured;
- Retain access to the rear of a property.

Para 2.2.3 Balconies and terraces

- Be located at the rear of properties to ensure no impact on the streetscene and wider area;
- Handrails and balustrades should be set back behind the line of the roof slope or parapet;
- Carefully consider materials for enclosure;
- For traditional buildings, metal railings are preferred as they integrate well with the building’s character, are more resilient, require low maintenance, support plants growth.

Camden Planning Guidance - Design (January 2021)

A6 This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.9

In order to achieve high quality design in the borough applicants are required to consider buildings in terms of context, height, accessibility, orientation, scale and massing, siting, functionality and layout, detailing and 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.

Fitzjohns/Netherhall Conservation Area Appraisal and Management Strategy (2022)

A7 This contains a range of policies to guide development within the conservation area.

6.1 Landscape Character

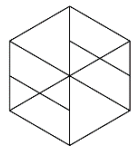
a) Development should complement its surroundings in terms of landscape character, in particular the pattern and size of front and rear gardens, hedges and trees.

b) Development, including garden buildings, should not encroach significantly onto existing rear garden areas or harm the landscape character created by the amalgam of rear gardens. This is especially important for the gardens adjacent to street frontages, such as those in Nutley Terrace.

d) For new development, discreet and screened storage space for refuse and recycling bins and secure storage for cycles should be provided, away from front boundaries, as an integral part of the design and layout.

6.2 Townscape Character

f) New build development should complement and be subservient to the townscape character of the surrounding area



in height, scale, massing, gaps between buildings and degree of setback from the road.

i) Gaps between buildings should be retained and sufficient to allow views and glimpses to trees and garden areas to the rear, in addition to allowing access for maintenance.

6.3 Building Design

k) New development should be seen as an opportunity to enhance the Conservation Area. This guidance does not promote stylistic imitation and recognises the well established conservation principle that buildings should be 'of their age', including design for superior environmental performance (as a response to climate change).

l) In addition to complementing the townscape and landscape characteristics of the area, new development may respond to the area's character through the creative adaptation of recurring architectural devices, including modulation of elevations, use of bay or oriel windows, open porches, gables or dormers.

m) Materials should be durable, with a high standard of finish and constructional detail. Use of local, traditional materials is encouraged, including brick and tile with timber windows and detailing. Imitation materials, such as plastic for detailing where traditionally timber would be used, should be avoided. Use of materials with low embodied energy or recycled materials is also encouraged.

6.4 Alterations, Extensions and Infill

o) Every proposal for modifications to a dwelling in the Conservation Area will be reviewed on a case-by-case basis, with regard for the design of the building, the adjoining properties and streetscape.

p) In all cases, existing/original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features.

q) Extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement and be unobtrusive to the existing landscape and townscape character of the Area. In most cases extensions should be no more than one story in height.

r) Alterations and extensions will not be acceptable where they will spoil the uniform elevations of a terrace or group of buildings. Side extensions and infills will be resisted where a gap/view is compromised and the symmetry and composition of a building is impaired.

s) 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.

t) 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).

u) 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.

v) Extending into basement areas will only be acceptable where it will not involve harm to the character of the building or setting. Basement extensions should keep physical manifestations (such as light wells) to a minimum, so as to avoid adverse impacts on garden space and landscape character. Sufficient top soil should be maintained to support planting, including trees.

6.5 Boundaries and Ground Surfaces

w) Boundary treatments should complement existing streetscape character and be informed by historic fencing adjacent. Concrete or timber panel fences would not be in character. The materials used in buildings may be reflected in the choice of materials for boundary treatments.

x) Hard surfacing should be employed sparingly and should not encroach into front or rear garden space. Hard surfaces should be permeable. Suitable materials include clay brick paving, tiles, stone pavements or setts (for example York stone or granite) or stone gravel. Resin-bound natural materials may be suitable, if permeable, providing there is a good quality of finish. Asphalt or concrete casts, slabs or paving should be avoided.

