



The Heritage Practice

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Heritage Appraisal
10 Regent's Park Terrace, London NW1 7EE

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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at no.10 Regent's Park Terrace, London NW1 7EE.

1.2 The building is Grade II listed and situated in the Primrose Hill Conservation Area. The proposals are for the replacement of the existing lower ground floor conservatory with a two storey glazed infill, the replacement of the 1st floor level conservatory with a new sunroom, the introduction of external steps to the rear garden and associated internal alterations.

1.3 Pre application discussions have been undertaken with the London Borough of Camden and a written response has been received, dated 24 October 2024. The current proposals address the issues contained within the response and have omitted and revised several elements of the pre-application scheme.

1.4 This appraisal should be read in conjunction with the drawings prepared by Dunthorne Parker Architects.

1.5 In line with paragraphs 207 and 208 of the National Planning Policy Framework 2024, the purpose of this Appraisal is to define the significance of the listed building and the features which contribute towards its special architectural and historic interest. It will then describe the proposed works and assess their impact on this significance and special interest.

1.6 The Appraisal will go on to consider the proposals in relation to the relevant statutory, national and local heritage policy framework.

1.7 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).



2 Site location and description

2.1 Regent's Park Terrace is situated between Camden Town and Primrose Hill. It is a short, secondary road, which runs parallel to Oval Road and is accessed from it at its northern and southern ends.

2.2 Regent's Park Terrace is lined along its east side with one, large terrace consisting of 22 houses. This was constructed between 1840 and 1850. This group of generously scaled houses have significant townscape interest due to the length of the terrace and the uniformity of the buildings.

2.3 No.10 Regent's Park Terrace is Grade II listed. It is a large mid-19th century terraced house arranged over four main floors and set above a full basement storey. The house is constructed of yellow stock brick with stucco embellishment and a partial butterfly roof concealed behind a parapet.

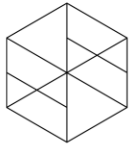
2.4 The rear façade is constructed in darkened yellow stock brickwork, with a flat parapet concealing the valley roof behind. The southern bay has a part width closet wing, with accommodation at lower ground and ground floor levels, with a glazed conservatory to the 1st floor. There is a single storey glazed infill to the lower ground floor, situated between the closet wings of no.10 and the neighbour to the north, added in 2017.

2.5 There is a large, private garden to the rear of the property. This has areas of hard landscaping adjacent to the house, with artificial grass, brick edged flower beds and two mature trees at the northern end of the site.

2.6 A fuller assessment of the character and significance of the building is contained at section 5 of this Appraisal.



Figure 1: An aerial view of Regent's Park Terrace looking east. The application site is marked in red.



Heritage Designations

Statutory Listing

2.7 Nos.1-22 (consecutive) Regent's Park Terrace were Grade II listed on 14 May 1974. The description indicates that the buildings were listed for group value and reads as follows:

TQ2883NE REGENT'S PARK TERRACE 798-1/76/1385 Nos. 1-22 (Consecutive) 14/05/74 and attached railings

GV II

Terrace of 22 houses. c1840-50. Yellow stock brick with rusticated stucco ground floors. Nos 1-21 form a symmetrical facade with slightly projecting end houses. 4 storeys and basements. 2 windows each. Square-headed doorways with cornice-heads, fanlights and panelled doors. Entrance to No.1 on right hand return with stucco portico having pilasters, cornice and parapet; round-arched door way. Architraved sashes; 1st floor with cornices and continuous cast-iron balconies, 2nd floor with cornices. Plain stucco sill bands to 2nd and 3rd floors. Stucco modillion cornice and blocking course. No.22: rusticated stucco. 2 storeys and basement. 1 window. Projecting stucco portico with balustraded parapet. Cornice with balustraded parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

2.8 The wider area surrounding the application site contains a wealth of historic buildings and the buildings at nos.2-10 (even) Oval Road, most of the buildings along Gloucester Crescent to the east and the distinctive, circular Piano Factory building (1852) at the western end of Gloucester Crescent, are also Grade II listed.

The Primrose Hill Conservation Area

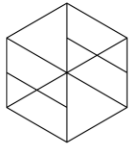
2.9 The application site is located in the London Borough of Camden's Primrose Hill Conservation Area which was first designated on

1 October 1971. The Primrose Hill Conservation Area Statement (PHCAS) was published in January 2001 and provides a description of the character and appearance of the area as well as a series of policy objectives for new development.

2.10 The conservation area covers the planned residential development which took place on Lord Southampton's estate in the mid 19th century. The bulk of the conservation area consists of the terraces and squares of Primrose Hill, as well as the lower sections of Regent's Park Road and Gloucester Avenue.

2.11 The application site forms part of a small section of the conservation area known as Sub Area 4 which is situated on the eastern side of the railway cutting and is physically and functionally more closely linked to Camden Town. Notwithstanding this, Sub Area 4 has historic connections to the wider conservation area, which was developed as a coherent whole, with buildings of a larger scale and in many cases on more substantial plots than the earlier, tighter grained development in Camden Town. The PHCAS describes Sub Area 4 as follows:

"This small sub area is located to the east of the Conservation Area and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent. The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. Although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas. This sub area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups.



The buildings vary and include small cottages and terrace properties, grand residential terraces, villas, and business premises, many of which are statutorily listed and are the oldest in the Conservation Area."

features include rusticated stucco at ground and basement levels, stucco surrounds and brackets to windows, continuous first floor balcony, railings and prominent cornices."

2.12 The application site forms part of the high quality mid 19th century townscape along Oval Road/Regent's Park Terrace. To the north is a short terrace of mid 19th century townhouses at nos.2-10 (even) Oval Road which are smaller than those along Regent's Park Terrace, with only three storeys set above a basement. The west side of Oval Road is lined with semi-detached pairs and a small, terraced group of houses in an Italianate style, with either full stucco faced elevations or a mixture of yellow stock brickwork with stucco embellishment.

2.13 The southern section of Oval Road has a surprisingly verdant character given its urban location. There is an impressive group of large mature street trees behind the wall which divides Oval Road from Regent's Park Terrace and other specimens dotted elsewhere along the street. The PHCAS notes that "*The terrace is accessed by a private highway and is set back some distance from Oval Road behind a long narrow grassed garden area. This private garden makes a significant contribution to the green character of the Conservation Area and is a London Square, as designated under the London Squares Act. This garden contains a line of very large trees, including London Plane and Robinia, which dominate Oval Road by their sheer size. The garden is separated from the pavement on Oval Road by a 1.2 metre high brick wall, which has been altered to accommodate the trunks of the largest London Plane Trees.*"

2.14 The document goes on to note that "*Regent's Park Terrace consists of 22 houses, dating from c1840-50. Nos.1-21 Regent's Park Terrace form a rigidly designed symmetrical façade with slightly projecting end houses. Each property is four storeys high, with basements, narrow lightwells and railings. Decorative*



3 Relevant planning history

2017

Planning permission (2017/0647/P) and Listed Building Consent (2017/0939/L) were granted on 12 June 2017 for *'Replacement single story infill extension to rear, alterations to rear fenestration and various internal alterations.'*

1998

Planning permission (PE9800322R1) and Listed Building Consent (LE9800323R1) were granted on 3 August 1998 for *'Erection of ground floor conservatory to rear plus alterations to front basement porch and installation of new window on ground floor rear elevation.'*

4 Historic development of the site and area

4.1 The site historically formed part of the Manor of Tottenham which was owned by the prebendaries of St Paul's Cathedral, with Tottenham Court its manor house. The manor consisted of a long wedge of land to the west of Camden High Street and Hampstead Road, extending from Chalk Farm in the north down to Fitzrovia in the south.

4.2 At the Reformation the manor passed to the Crown and in 1668 Charles II granted its lease to Henry Benet, Earl of Arlington, whose daughter Isabella married Henry Fitzroy. Henry became the first Duke of Grafton and Isabella brought the lands of Tottenham Manor to the union.

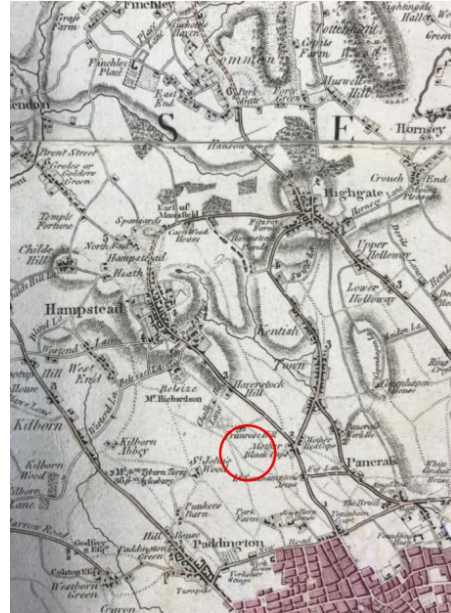


Figure 2: John Roque's an 'Exact Survey of the City's of London Westminster the Borough of Southwark and the Country near ten miles round' of 1746
Roque's map of 1746.

4.3 For centuries the area was a district of open fields with dispersed farms and cottages, and distinct nuclear settlements at Hampstead and Highgate. By Roque's map of 1746 there



was linear development at Kentish Town but still only a small cluster of buildings around what is now Britannia Junction. Primrose Hill is also marked at this date, set amidst open land criss-crossed with a network of pathways.



Figure 3: A map of the area in the 1820s.

4.4 By the mid 18th century the lease of the manor had descended to Charles Fitzroy, the great grandson of Henry and Isabella. In 1768 he acquired its freehold from St Paul's and in 1780 was created Baron of Southampton. Acquisition of the remains of Rugmere Manor around modern day Chalk Farm completed his estate.

4.5 Lord Southampton had developed a number of narrow plots facing onto Camden High Street by 1791 however beyond this to the west the land remained as open fields. During the early 19th century London continued its inexorable outwards spread, with new buildings creeping up the main arterial routes such as Hampstead Road. The Crown's Regent's Park Estate had been developed from 1811 onwards and landowners in Camden Town began to think about turning over their fields for building plots. By the 1820s, Park Street (now Parkway) can

be seen laid out across open land with roads to the south dotted as under construction. To the east of Camden High Street, Charles Pratt the Earl of Camden's land was also beginning to be developed, with Bayham Street, Pratt Street and King Street laid out but not yet lined with buildings. However large areas of open land remained to the northwest of this and between the west side of Hampstead Road and Regent's Park.

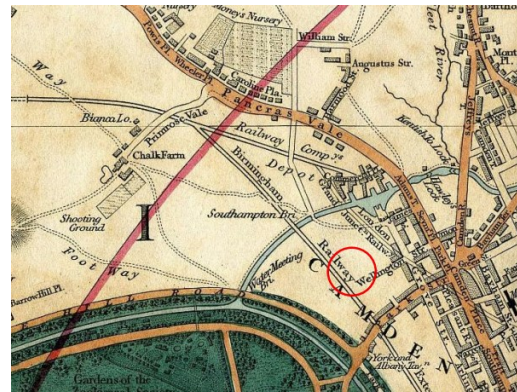


Figure 4: Cary's map of 1837.

4.6 Transport infrastructure also began to have an impact upon the area and its development in the early 19th century. The construction of the Regents Canal, which opened in 1820, linking the Grand Junction Canal at Paddington with the Limehouse Basin was a significant landscape feature. The London & Birmingham Railway was built in 1838 with its original terminus intended to be located at Chalk Farm. However, it quickly became clear that a terminus was required closer to central London and the site at Euston Square was identified. Cary's map of 1837 shows both the canal and railway line, at this period still running across open and undeveloped land.

4.7 In 1840 Lord Southampton auctioned off freehold lots on his estate for development. The auction map of 12 August 1840 shows the envisaged layout for the Primrose Hill area, with formally grouped large detached and semi-detached villas on spacious plots and a grand crossroads in the northern part of the area. The



railway cutting forced the alignment of Gloucester Avenue to kink sharply at its southern end and scuppered earlier ideas for a mirror image to Gloucester Crescent, bisected by Oval Road. What is notable is that large lots with detached houses were proposed for adjacent to the railway line, with little hint of the environmental and eventually economic and social blight that coal fired steam trains and the intensification of traffic on the line would bring in later decades.



Figure 5: The 1849 St Pancras Parish map.

4.8 The 1849 St Pancras Parish map shows Primrose Hill beginning to develop with buildings on much narrower, terraced plots. Regent's Park Terrace is shown in place, facing onto Oval Road and Gloucester Crescent is developed around its eastern curve.

4.9 The 1870 Ordnance Survey map provides more detail, with soft landscaping shown in front gardens and paths, flower beds and formal layout depicted to some of the rear gardens.

4.10 Lord Southampton's estate had been developed with the middle classes in mind and created a transition between the grand Nash properties which lined the east side of Regent's Park and the more shabby, commercial and

industrial character of Camden Town itself. Regent's Park Terrace is however of a relatively high status, correlating with the 'First-Rate' houses depicted in Peter Nicholson's 'The New and improved practical builder' (London 1837).

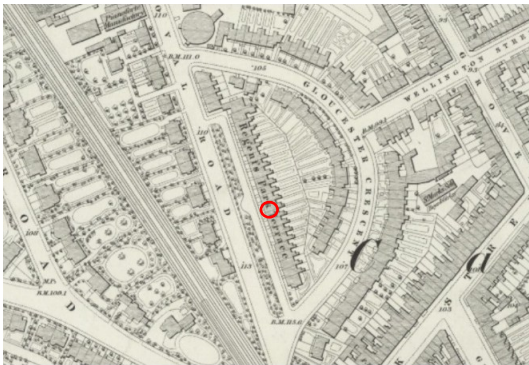
4.11 Nonetheless, Charles Booth's poverty map of 1889 marks the site in red denoting 'Middle class. Well-to-do', in common with many of the other large houses which lined Albert Street and Mornington Road to the south. To the west and north west Primrose Hill was more mixed in character, with the large properties facing Primrose Hill and along the southern stretch of Gloucester Road and Regent's Park Road marked in yellow denoting 'Upper Middle and Upper Classes. Wealthy'. To the east of Gloucester Crescent, Camden Town itself was a mixture of the middle classes, properties shown in pink indicating 'Fairly comfortable – good ordinary earnings' and 'Mixed. Some comfortable, others poor'. Pockets of blue can also be seen, particularly to the east of Camden High Street, indicating areas housing the poor.

4.12 The built context to Regent's Park Terrace altered little during the later 19th century and into the early 20th century. Areas of manufacture and industry developed to the north, with various piano factories, a timber yard and a range of commercial uses lining the canal. The 1953 Ordnance Survey map shows little change to the area immediately around no.10 Regent's Park Terrace, however the grain of the wider area had begun to alter, particularly on Arlington Road to the east, where narrow terraced housing was replaced with more substantial buildings, such as Rowton House, Camden House and the Gaumont Cinema on the corner of Inverness Street.

4.13 During the 20th century Camden Town flourished and its population grew, bolstered by artisans and shopkeepers who moved into the area in order to serve the working classes who made their living from the railway, canal and associated activities. A decline in the area was exacerbated by the grime of the railways which generated noise and dirt and decreased the



attractiveness of the houses which were in close proximity to it. The building stock also suffered, as houses were subdivided and let out with a consequent deterioration in their fabric and appearance. However, the area had historically been popular with writers and artists and had a bohemian character which became increasingly attractive during the 1960s. The electrification of the train lines had a dramatic impact on air quality and the environment surrounding them and many of the streets began to gentrify, attracting new middle-class residents to their substantial houses.

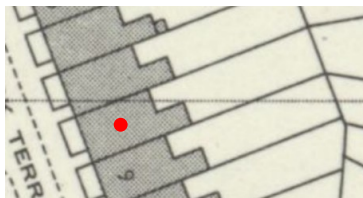
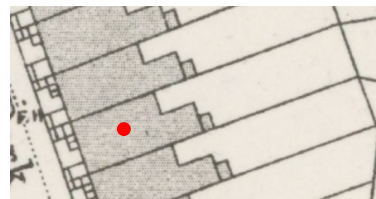
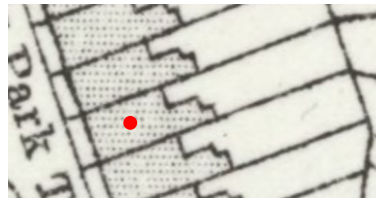
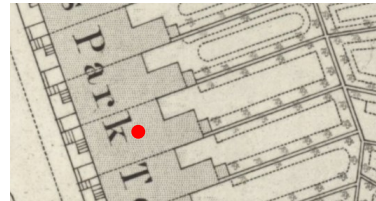


Figures 6 & 7: The 1870 Ordnance Survey map (top) and Booth's Poverty Map (bottom).

Development of the site

4.14 The 1870 Ordnance Survey map shows the terrace with a uniform pattern of half width closet wings to the rear. These had a small, narrower projection at their northern end. This arrangement remained the same on the subsequent 1894, 1913 and 1953 maps. The 1973 map appears to show the small structure

removed, however there is a single storey element currently in place on the site.



Figures 8-11 (top to bottom): Extracts from the 1870, 1894, 1913 and 1973 Ordnance Survey maps.



5 Significance of the site

5.1 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."*

5.2 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 assets are the statutorily listed no.10 Regent's Park Terrace and the surrounding Primrose Hill Conservation Area.

5.3 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*
- *how the place compares with others sharing similar values."*

5.4 In assessing the significance of no.10 Regent's Park Terrace 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.

5.5 The application site forms part of a group of twenty two terraced houses known as Regent's Park Terrace, a secondary road setback from Oval Road behind a landscaped garden area.

5.6 The building dates from 1840-50 and is five storeys in height, including a full basement (lower ground floor). It is constructed of yellow stock brick with Italianate detailing and stucco embellishment. The façade is two window bays wide, lighting the front room at each floor level. The main entrance is a simple square headed opening with a four panelled door set beneath a horizontal fanlight. The ground floor frontage is faced in incised stucco providing a base to the architectural composition. Above this the upper floors are a well-ordered arrangement of aligned window bays with fenestration that diminishes in height as it rises over the façade, creating a traditional sense of hierarchy and proportion.

5.7 The windows on the front façade are painted timber sashes in a 6 over 6 configuration, besides for the 3rd floor, where they are in a 3 over 3 arrangement. The openings have varying degrees of ornamentation depending upon their position on the façade, with the level of detail greatest at 1st floor/piano nobile level and reducing as one rises up the façade. The 1st floor windows have projecting flat pediments with brackets, with a simplified design to the 2nd floor. At 3rd floor level there is only a stucco architrave. There are flat stucco bands beneath the 2nd and 3rd floor window cills and the composition is topped with a heavy stucco dentil cornice.

5.8 The roofscape of the building is concealed behind the front parapet and consists of a butterfly roof, clad in slate.



5.9 The group of twenty two houses read as a single unified composition, with six houses at each end standing slightly forward of those in the middle. The uniformity of the buildings, architectural harmony and scale, as well as the overall length of the terrace creates a strong townscape impact. The narrow plot widths and closely spaced bays of windows also contribute to the sense of a fine urban grain, although there is little vertical differentiation between the houses. Horizontal emphasis is created by the well-defined parapet line, heavy cornice and aligned fenestration and window ornamentation along the terrace. Overall, the front façade of the building and the wider streetscape along Regent's Park Terrace are of high architectural and historic significance.



Figure 12: The rear façade of no. 10 Regent's Park Terrace.

5.10 The rear façade of the building is constructed in darkened yellow stock brickwork and is a rather austere composition when compared with the front façade. There are two bays of aligned windows, set beneath curved brickwork arches and each with a 6 over 6 painted timber sash. There is a part width two

storey closet wing which is likely original. This has a modern glazed conservatory above it, accessed from the ground to 1st floor half landing internally. There is evidence of modifications to the window on the rear façade of the closet wing at ground floor level, where the brickwork has been disturbed. The single storey element of the closet wing is of lighter brickwork and appears to have been rebuilt. There is a modern single storey glazed infill at basement level, added in 2017, through which the rear garden is accessed. The roofscape is concealed behind the flat parapet wall.

5.11 Overall, the rear façade is very plain and of only moderate architectural significance, as a result of its consistent brickwork finish, diminishing fenestration and a certain amount of balance and proportion. The modern high-level conservatory is a rather poor quality feature and the areas of disturbed and new brickwork provide an unwelcome contrast with the darkened and weathered yellow stock brick finish elsewhere.

5.12 To the rear of the house there is a large private garden, with mature trees and soft landscaping. There are views through to the rear of the houses on Gloucester Crescent from the end of the garden.

Interior

5.13 The layout of no.10 Regent's Park Terrace adheres to the typical London terraced house typology, with a two room deep plan form arranged off a stair compartment situated adjacent to the party wall. Consistent with the hierarchy of status within houses of this period, the principal spaces are situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the lower ground floor and to the top floor.

5.14 The house generally retains its original plan form and layout at ground and 1st floor level. To the 2nd floor a lobby has been added into the front room and a dressing room created in the centre of the plan. There are wide openings in the spine wall at ground, 1st and 2nd floor levels.



In some areas, large, fitted cupboards have been installed to each side of the chimneybreast, with a bulkhead running above and modern corning, drawing attention to this intervention. The house has corner chimneystacks at 2nd and 3rd floor levels to the rear rooms.



Figure 13: Modern fitted joinery at 2nd floor level.

5.15 By contrast, the lower ground floor has been fully opened up, with the removal of the spine wall and the walls between the hallway/stair compartment and the front and rear rooms. This has created a fully open plan layout that is at odds with the original spatial quality of the listed building. Where the single storey glazed infill has been added, the original rear wall of the house has been removed, as well as the flank wall of the closet wing, merging these spaces into the original two room plan of the lower ground floor.

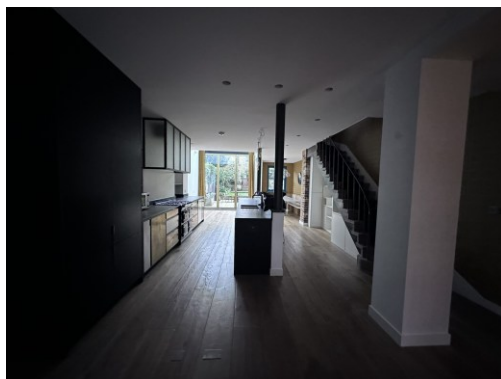


Figure 14: A view through the lower ground floor from the front room into the modern glazed infill.

5.16 The front vaults have been converted to form a wine cellar to the north. The middle and southern vault have been connected via a single leaf doorway to form a utility room and WC, linked back to the main house via a lobby set beneath the ground floor entrance landing.



Figures 15 & 16: The main staircase at ground floor level (top) and a Victorian fire surround.



5.17 The house retains its elegant main staircase which rises from ground to 2nd floor level, with an open string, twisted balusters, turned newel posts and a ramped hardwood handrail. There is a secondary staircase which rises from the 2nd floor to the 3rd floor. This has an open string, simpler stick balusters and a similar hardwood handrail. The ground to basement has a stone flight with an elegant metal handrail and balusters.

5.18 The house retains some historic features, including four panelled doors, a few architraves, timber shutters and spandrel panels to the ground floor front and rear windows and a modest array of fire surrounds. Cornicing appears to be mostly modern. The lower ground floor is heavily modernised with no surviving historic features and cornicing and joinery to the 3rd floor rooms are also modern.



Figure 17: A view from the ground floor front room through to the rear of the house.

Values and significance

5.19 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.

The building dates from the mid 19th century and was built to a fairly standard plan and layout and thus provides little unique insight into human activity in an archaeological sense.

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 building forms part of the historic local scene in this part of Camden and been a feature of the townscape for around 170 years. The building has clear historical value in terms of illustrating the transformation of the area from a district of open fields and farmland during the late 18th and 19th centuries to a densely covered residential and commercial inner suburb. The building retains a strong element of its original setting, in terms of the wider terrace, and has group value with similar mid 19th century housing which characterises the immediate and wider area.

The house demonstrates patterns of life during the mid to late 19th century, providing evidence of architectural and social hierarchy within the house, with principal rooms at ground and 1st floor level and ancillary service areas and accommodation for servants to the lower ground floor and over the upper floors.

Aesthetic value

Aesthetic value is defined as "...the ways in which people draw sensory and intellectual stimulation from a place."



As described in the paragraphs above, the building is an attractive mid 19th century house with a high significance front elevation to Regent's Park Terrace. The building is constructed of typical materials of the period such as brickwork and stucco and has a high degree of architectural quality, with Italianate detailing that reflects the fashionable architecture of the period.

However, as was typical of speculative building of the period, it was not designed by an architect of any local or regional note. The building has townscape value due to its group setting, its shared height and building line, as well as the repetition of features such as its brickwork finish, incised stucco base and decorative Italianate detailing to the window openings.

Internally, the building retains much of its original plan form at ground, 1st and 3rd floor levels, with modifications to the front and rear rooms at 2nd floor level. The lower ground floor has however been significantly altered, with a fully open plan layout and absence of features. Elsewhere, there are a modest range of original features, as well as reproduction items such as cornicing, which lack integrity where they run across and around modern features.

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 170 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character, and it is its contribution to group value that is most important. This communal value however is local

in its focus and the building does not have any particular regional or national symbolism or value.

Conclusion

5.20 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Camden and reflects to a small degree the transformation of the area from open fields to a densely packed suburb by the end of the 19th century. The building has a high degree of architectural value to its front facade and reflects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of Regent's Park Terrace and this part of the Primrose Hill Conservation Area. The houses at nos.1-22 have group value and as a long terrace, provide significant townscape interest. The building also provides a tangible reminder of patterns of life during the mid 19th century. Having been constructed as a single dwelling house it remains in that use, proving adaptable and attractive for 21st century life.

5.21 The rear elevation of the building is of far less significance than the front façade, due in part to the original lesser status accorded to the rear façade, but also its plain design, lack of embellishment and the absence of public realm views of it.

5.22 Internally the building is of moderate significance throughout, retaining its original spatial quality at principal floor levels and a modest range of historic features which contribute towards its mid 19th century character.



6 Assessment of the proposals

6.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the Primrose Hill Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

Infill extension

6.2 A two storey glazed infill extension is proposed to the rear of the house at lower ground and ground floor levels. This will infill the space between the existing closet wing and that of no.11 Regent's Park Terrace to the north.

6.3 There is an existing glazed conservatory in this position at basement level. This was added to the property following the granting of planning permission and listed building consent in 2017. The structure is therefore wholly modern. The Council confirmed in their pre-application advice that *"The existing single storey conservatory is modern so its demolition would not involve the loss of historic fabric."*

6.4 The proposals will re-provide a conservatory area at lower ground floor level, with good physical and visual connectivity with the private rear garden. The new structure will be largely glazed, with a slender metal frame and mono pitch roof. The flank wall of the closet wing has already been opened up to the existing glazed infill and there will be no further structural changes or alterations to plan form in this part of the house.

6.5 The proposed extension will be double height, with accommodation at lower ground floor level and a void above. It will follow the same building line as the existing structure and will be set back from the rear of the existing closet wing. It will be tucked neatly into the space between the closet wings of no.10 and 11.

6.6 The proposed infill will appear fully subordinate to the scale and massing of this very tall, five storey building. Its extensive areas of glazing and slimline frame will create a lightweight structure which appears visually recessive. Its high level of visual permeability will allow the historic form and footprint of the rear parts of the house, the original exposed brickwork of the rear façade at ground floor level and the attractive six over six sash window to the rear elevation to remain fully appreciable. A subtle architectural juxtaposition will be created between the old and new due to the lightweight, contemporary appearance of the infill, providing a visual contrast with the solidity of the historic masonry outrigger.

6.7 The proposals are considered an attractive, high quality and thoughtful response to the existing form, profile and character of the listed building. The infill will replace the existing modern conservatory and will re-provide an attractive, spacious and light filled living space. Overall, the proposals respond positively to the character of the listed building and will preserve its special architectural and historic interest.

6.8 The proposed lightweight infill will have no harmful impact upon the pattern of development along the rear of the terrace. The extension will be located very discreetly at lower ground and ground floor levels. Its position between two existing outriggers and intervening soft landscaping on garden party boundaries will minimise its visual impact in views from other rear gardens along the terrace. Due to its position at the rear of the property, it will not be visible from the public realm.

6.9 By virtue of the proposed scale, siting and massing of the infill extension, along with its lightweight, visually permeable character, there will be no detrimental impact upon the listed building or the wider listed terrace. Consequently, there will also be no harm to the character and appearance of this part of the Primrose Hill Conservation Area.



6.10 There are already a significant number of double height glazed infill structures to Regent's Park Terrace, including at nos.4, 6, 7, 11, 13, 14, 18 and 20. The Council confirm in their pre-application response that *"...the principle of such an extension would be acceptable as it would be in keeping with the overall pattern of development along the rear of the terrace."*

Replacement 1st floor glazed structure

6.11 At 1st floor level it is proposed to replace the existing glazed sunroom. This is a modern addition to the building.

6.12 The proposed sunroom will be situated in the same position but will occupy a smaller footprint, with the inclusion of a small terrace area. The structure will be primarily glazed and set within a timber frame. There will be arched openings to each side and a low, pitched roof, clad in slate.

6.13 Overall, the proposed structure will be lower in height than the existing sunroom and smaller in bulk and massing. The design and materiality of the proposals are acceptable and there will be a clear distinction between the lightweight and visually permeable character of the conservatory and the solidity of the closet wing beneath.

6.14 The Council noted in their pre-application response that *"The existing first floor conservatory on the rear wing is modern, so its removal would not involve the loss of historic fabric. Replacing it with a less glazed structure with balcony would be appropriate, and better reveal the original two storey wing below. The indicative design proposal would be an acceptable route to take."* The proposed design is in line with the arched concept shown in the pre-application submission.

Proposed garden staircase

6.15 A new access will be created from the ground floor of the closet wing to the rear garden.

The existing modern sash window will be replaced with a set of French doors, set beneath the same arched head. This will be of painted timber, with glazing bars to create a traditional appearance.

6.16 A small balcony area will be created on the roof of the existing single storey element. This will lead to a new set of steps to the garden. The Council noted in their pre-application response that *"It appears that a similar (non-historic) stair existed at the rear elevation, but this has been removed in recent years. There is potential for the proposed stair to appear as an intrusive structure, especially when viewed along the back of the terrace of buildings. It may also therefore require screening to address potential amenity issues which may result in its re-introduction."*

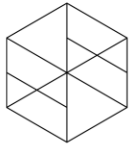
6.17 The proposals have been refined, and the new staircase now has a gently curving alignment. This reduces its projection into the garden and pulls it away from the party boundary with no.9 to reduce the potential for overlooking. The staircase will have simple stick balusters and a sinuous handrail.

6.18 The proposed French doors, balcony and staircase are located at low level on the building and will not be readily visible from neighbouring gardens. The interventions are traditional in character and sympathetic to the external appearance of the listed building. The rear façade of the terrace is varied in terms of the patterns of projecting closet wings and the proposed steps will sit comfortably within this heterogeneous character.

Internal alterations

Lower Ground Floor

6.19 Partitions will be installed into the front part of the plan to form a bedroom and adjacent corridor. This will reintroduce a sense of the original floor plan and layout of the basement. The larger room will be focused upon the front window and the retained chimneybreast. This will



have a significant beneficial impact upon the spatial quality of the lower ground floor which is currently open plan from the closet wing through to the front wall of the house.

6.20 A small kitchenette will be installed beneath the staircase, with doors fitted. There is already modern cabinetry in this position.

6.21 It is proposed to install a short partition into the middle vault in order to create a shower room and adjacent storage space. The external door opening into the middle vault has been blocked up and this will be re-opened, with a new door installed, so that the storage area can be accessed from outside.

6.22 The partition within the southern vault, which is modern, will be relocated slightly to form a larger WC area which connects with the middle vault. This will have no harmful impact upon historic fabric.



Figure 18: A view from the lobby through to the southern vault and its modern partition.

6.23 The work will affect vaults which have already been domesticated, converted and incorporated into the living accommodation of the

house. The minor changes to their layout will have no harmful effect upon key aspects of their character, namely their curved profile, and the spaces will remain ancillary and secondary to the main living spaces at lower ground floor level.

Ground Floor

6.24 Modern fitted cabinetry to the front room and modern bathroom fittings to the rear will be removed. The spaces will be refurbished as a kitchen within the rear room, with a dining area to the front room. New kitchen cabinetry, fittings and finishes will be installed. This will not have any impact upon historic features and the shutters and spandrel panel to the rear window will be retained.

6.25 The non-original fire surround and hearth to the front room will be removed and a new fire surround installed, which is sympathetic to the age and character of the house. To the rear room a new fire surround will also be reinstated.



Figure 19: A view into the ground floor closet wing.

6.26 Within the closet wing there will be a minor change to the layout of partitions. The space is currently arranged as a WC and



adjacent cloak room and this will continue. There will be no loss of historic fabric or harm to plan form or spatial quality in this secondary area.

1st Floor

6.27 The 1st floor will be laid out as a master suite, with a bedroom to the front and a bathroom in the rear room. These will be connected via the existing wide opening in the spine wall.

6.28 There is currently no door to the opening from the landing into the front room. A door blank will be installed into this opening, and fixed shut, with access into the bedroom via the door opening to the rear room.

6.29 New cabinetry will be installed into the front room against the party wall with no.9. This will have no impact upon historic features.

6.30 The sanitary fittings for the new bathroom will be concentrated in the centre of the room, with a WC, shower cubicle and sink. Partitions here will not be full height. This arrangement will allow the original volume and spatial quality of the room to be appreciated and for fittings to be pulled away from the walls.

2nd Floor

6.31 Overall, the spaces will remain in their current configuration and uses. The ensuite bathroom will be re-fitted, with WC and shower cubicles tucked into the corner. The overall spatial quality of the room will be retained and there will be no physical conflict with the window in the rear façade. The existing simple fire surround to the corner chimneybreast will be retained.

3rd Floor

6.32 It is proposed to relocate the spine wall between existing bedrooms 4 and 5 to allow for the creation of fitted cupboards to be accessed from the larger rear bedroom. The spatial quality and plan form of each room will remain the same in effect, due to the position of fitted cupboards in

the front room which area positioned against the spine wall. The 3rd floor has a modern character, with modern coving and joinery, such as doors and skirtings.



Figure 20: The existing wall between the front and rear bedrooms at 3rd floor level.

Servicing

6.33 At lower ground floor level, drainage from the new sink under the stairs will connect into existing drainage associated with the current kitchen. Within the front vaults, existing service runs will also be reused.

6.34 At ground floor level there is already drainage and hot/cold water feeds in the rear room due to the presence of the sink and shower. The proposed kitchen will utilise existing service runs. Extraction will be via a grille/vent in the rear wall of the house, with pipework concealed within kitchen cabinetry or just above it. Within the closet wing, there is already a WC and sink and new fittings will utilise existing service runs.

6.35 At 1st floor level the sanitary fittings are grouped in the centre of the plan. The pipework will run in line with the joists (side to side) before



dropping into the new proposed kitchen cabinet at ground floor level to connect back to the existing servicing on the rear façade of the building. A new extract fan will be positioned on the rear façade, however this will be a very minor feature.

6.36 At 2nd and 3rd floor levels the existing bathrooms will be refitted and refurbished. New sanitary ware will utilise existing service runs beneath the floor to connect into pipework on the rear façade of the building.

Decorative features

6.37 Decorative features will be reinstated in parts of the house where they are missing, and modern items will be replaced. This will include skirting, architraves, cornicing and ceiling roses. These are detailed on the Material Schedule which accompanies the application. The profiles have been chosen to complement the age and character of the house and to accord with its internal architectural hierarchy. These works will enhance the internal appearance of the listed building and its special architectural and historic interest.

Assessment of the proposals against the relevant policy framework

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

6.38 The main issues for consideration in relation to this application are the effect of the proposals on no.10 Regent's Park Terrace as a listed building and the impact of external changes to the building on the character and appearance of the Primrose Hill Conservation Area. The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72.

6.39 The proposals are restricted to the rear of the building and will not be visible from the public realm. They have been appropriately designed and are respectful to the character of

the listed building and the surrounding townscape in terms of scale, massing, materials and design. The proposed two storey glazed infill will replace an existing structure at lower ground floor level and will adhere to existing building lines. The void at ground floor level will include the retention of the historic sash window to the rear room. The replacement conservatory at 1st floor level will be smaller than the existing structure and will complement the style and character of the rear façade of the listed building. The introduction of an eternal staircase at ground floor will provide enhanced connectivity with the rear garden, in an elegant and discreet manner.

6.40 Internally the proposals will be concentrated at lower ground floor level, which has been substantially remodelled and modernised. The proposals will reintroduce a sense of the original floor plan and cellular spatial quality of the listed building and will be a significant improvement when compared with the existing fully open plan layout. The creation of an ensuite bathroom in the rear room at 2nd floor level will be achieved without harm to the plan form or spatial quality of the room due to the sympathetic position of the fittings and the non-full height nature of the partitions. To the 3rd floor, the realignment of the partition between the front and rear rooms will maintain the cellular plan form and spatial quality of the listed building and involves interventions in an area of lesser significance.

6.41 Thus, the special architectural and historic interest of the listed building and the character and appearance of the Primrose Hill Conservation Area will be preserved in line with the relevant statutory duties.

National Planning Policy Framework 2024

6.42 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.

6.43 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will conserve affected heritage assets and the external proposals at the rear of the building will make a positive contribution to local character and distinctiveness. Consequently, the proposals are considered to comply with the requirements of the NPPF.

The London Plan 2021

6.44 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 through sympathetic development. Enhancement opportunities should be identified early on in the design process and in this case include the reintroduction of a cellular plan form at lower ground floor level and the reinstatement of appropriate decorative features. The proposals are considered to comply with policy HC1.

The London Borough of Camden Local Plan 2017

6.45 The proposed works are considered to comply with the relevant sections of Policy D1 – Design and D2 – Heritage of the London Borough of Camden's Local Plan 2017.

6.46 The proposed glazed infill will be a crisp and contemporary addition to the rear of the listed building, providing a subtle contrast between old and new. It will be modest in terms of its scale and footprint infilling the space between the existing closet wing and the flank wall of no.111 Regent's Park Terrace. It will be situated in a discreet, low-level position and will appear fully subordinate to the existing house. There is no coherent pattern of development to the rear along

the rear of Regent's Park Terrace, although there are several examples of two storey infills in this position. Consequently, the proposals will sit comfortably within their surrounding context.

6.47 The proposals will improve the existing character of the lower ground floor, through the introduction of partitions which echo the original arrangement of rooms at the front of the plan. The kitchen will be relocated to ground floor level and can be introduced without harm to historic fabric or features. Minor changes to the layout within the vaults and closet wing, both ancillary and secondary areas, will generally affect fabric and spaces which have a modern character and the interventions in themselves are reversible.

6.48 Over the upper floors the ensuite can be incorporated into the rear room at 2nd floor level without harm to the plan form or fabric of the listed building. The grouping of the sanitary fitting in the centre of the room will allow the spatial quality of the room to remain appreciable and will minimise the impact of new servicing. To the 3rd floor there will be little discernible change to the layout of the rooms and the general arrangement of the spaces will be retained.

The Primrose Hill Conservation Area Statement

6.49 The proposals will comply with the guidance contained within the Primrose Hill Conservation Area Statement. They will respect existing features such as building lines, architectural characteristics and materials (PH1)). They will maintain the balance and harmony of the wider terrace, replacing existing structures within a varied and heterogeneous context (PH2, PH28 & PH30). The new extensions to the building will not affect the character of the conservation area and there is precedent along the terrace for two storey infill structures (PH26). The use of glazing will allow for a clear distinction between the original envelope of the listed building and the new additions, ensuring that its form and profile is legible (PH27). The extensions and the proposed new external staircase will be subordinate to the overall scale of this generously sized building (PH30).



Camden Planning Guidance – Home Improvements (2021)

6.50 In line with paragraph 2.1.1, which relates to rear extensions, the proposals will be subordinate to the host building in terms of footprint, height, building line and detailed design, utilising high quality, complementary materials. The height and scale of the proposed extension will be proportionate to the main building which is a generously sized single family house. The proposals will not undermine or obscure any notable architectural features, with the retention of the ground floor rear window.

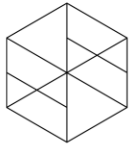
6.51 The proposed rear extension will be contained within the space between the existing closet wing and the party boundary with no.11 and will retain a sizeable rear garden. There will be no harm to the balance of solid to void to the rear of the terrace, due to its varied pattern of development, the lightweight and visually permeable character of the proposals and their discreet siting. There is no consistent pattern to the rear of the terrace in terms of the position, height, depth or design of existing rear additions and the proposals will sit comfortably within this heterogeneous context. There are also numerous other examples of two storey infill structures to Regent's Park Terrace, as confirmed by the Council in their pre-application response.

6.52 The proposed replacement conservatory at 1st floor level will also accord with the guidance. It will be of a smaller footprint and lower height than the existing sunroom, with an appropriate design and use of materials. Its glazed appearance will distinguish it from the brickwork solidity of the original closet wing below.

Camden Planning Guidance – Design (2021)

6.53 The proposals accord with the CPG. They will respond positively and sensitively to the surrounding context to the listed building, where the pattern of development at the rear of the terrace is varied. The proposals will replace existing structures and will adhere to existing

building lines. The proposals will be appropriate in terms of their siting, footprint, scale and massing, and have been designed to complement the character of the listed building at 1st floor level and to provide a subtle, contemporary and lightweight contrast to the two storey glazed infill.



7 Conclusion

7.1 This Heritage Appraisal has been produced in support of applications for planning permission and listed building consent at no.10 Regent's Park Terrace.

7.2 The Council have confirmed in their pre application response that the principle of a two storey glazed infill to the rear is acceptable. There is also a broad acceptance of a replacement glazed sunroom to the 1st floor and a new set of external steps leading to the garden, subject to design.

7.3 The proposals have been carefully sited and designed to complement the character of the rear façade. The proposed two storey infill will replace an existing modern structure and will be discreetly located at lower ground and ground floor level. It will fit comfortably into the pattern of development along the rear of the terrace. The 1st floor sunroom will be smaller and less prominent than the existing conservatory and of appropriate design and detailing. The proposed external staircase will be a simple and elegant addition to the rear of the building, at low level.

7.4 Internally, the reintroduction of partitions at lower ground floor level will significantly enhance the plan form and spatial quality of this part of the building, reintroducing a sense of cellular interconnected spaces. The reinstatement and replacement of decorative features with appropriate detailing will enhance the internal character and hierarchy of the listed building. Where alterations and interventions are made, these will cause no harm to the special interest of the listed building, maintaining the character of affected spaces.

7.5 The proposed works will satisfy the s.16 and s.72 duties within the Planning (Listed Buildings and Conservation Areas) Act 1990. They comply with the requirements of the National Planning Policy Framework 2024, the London Plan 2021 and the London Borough of Camden Local Plan 2017.



Appendix A – Relevant historic environment policy

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 16 requires that:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

A2 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 2024

A3 The revised National Planning Policy Framework 2021 (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 207

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 208

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 210

In determining planning 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 212

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.

The London Plan 2021

A4 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.

The Camden Local Plan 2017

A5 Camden's Local Plan was adopted on 3 July 2017. Relevant policy extracts are cited below.

Policy D1 – Design

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";*
- e. 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:

- 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.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

Primrose Hill Conservation Area Statement

A6 The Conservation Area Statement has a series of guidelines relating to new development within the Primrose Hill Conservation Area.

PH1 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses.

PH25 Extensions and conservatories can alter the



balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

PH28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

PH30 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building. with "Policy D2 Heritage";
e. comprises details and materials that are of high quality and complement the local character;

Camden Planning Guidance - Home Improvements (2021)

A7 The Home Improvements CGP 2021 contains a range of guidance with regard to rear 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.*

Camden Planning Guidance - Design (January 2021)

A8 This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.9 indicates that:

In order to achieve high quality design in the borough we require applicants to consider buildings in terms of:

- *context*
- *height*
- *accessibility*
- *orientation*
- *scale and massing*
- *siting*



- *functionality and layout*
- *detailing*
- *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.*