



**TOWN PLANNING &
HERITAGE STATEMENT**

**19 RONA ROAD,
LONDON,
NW3 2HY**

BRENDAN MASSAM

30 JULY 2015

**Author:
John Maughan**

**Approved by:
Nick Spall**

**Report Status:
Final**

**Issue Date:
30 July 2015**

**CgMs Ref:
NS/JM/JCG20021**

© CgMs Limited

No part of this report is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information, however, CgMs Limited cannot be held responsible for errors or inaccuracies within this report.

**© ORDNANCE SURVEY MAPS REPRODUCED WITH
THE SANCTION OF THE CONTROLLER OF HM
STATIONERY OFFICE.
Licence No: AL 100014723**

CONTENTS	PAGE(S)
1.0 INTRODUCTION	4
2.0 CONTEXT TO THE SITE	5
3.0 RELEVANT PLANNING HISTORY	6
4.0 RELEVANT PLANNING POLICY	7
5.0 TOWN PLANNING ANALYSIS	11
6.0 HERITAGE STATEMENT	14
7.0 CONCLUSIONS	16

APPENDICES

APPENDIX A – SITE LOCATION PLAN

APPENDIX B – MANSFIELD CONSERVATION AREA BOUNDARY PLAN

APPENDIX C – 2011/0950/P & 2011/0951/C: DECISION NOTICE FOR THE NEARBY
PROPERTY AT 27 RONA ROAD, NW3 2HY

APPENDIX D – MANSFIELD CONSERVATION AREA APPRAISAL AND MANAGEMENT
STRATEGY; EXTRACTS

1.0 INTRODUCTION

1.1 This Planning and Heritage Statement has been prepared on behalf of Mr Brendan Massam in support of a proposal for the development at 19 Rona Road, London NW3 2HY.

1.2 The planning application seeks detailed planning permission for the following:

'The proposal is for the refurbishment of a near derelict terraced property, with a rebuilt extension to the rear and a new basement plus front roof dormer extension, to create an additional residential unit (class C3)'

1.3 The Statement should be read with reference to the submitted scheme drawings and supporting documents. The supporting documents are as follows:

- Arboricultural Impact Assessment Report
- Basement Impact Assessment (BIA), including a Construction Methodology Statement
- Design and Access Statement
- Structural Engineering Report
- Residential Energy Strategy

2.0 CONTEXT TO THE SITE

Site Description

- 2.1 The site is located at the central portion of Rona Road in the London Borough of Camden (see the attached site location plan in Appendix A). The site currently consists of a terraced four storey Victorian property with a large rear garden.
- 2.2 The site is of rectangular shape and extends to approximately 0.01734 hectares.
- 2.3 The existing building dates to the 19th Century. The surrounding area consists of various residential properties with a uniform Victorian architectural style and period. Immediately to the east and west of Rona Road there are four storey terraced Victorian properties.
- 2.4 The provision of new basements for properties in the area has become a regular occurrence in recent years.

Site Context

- 2.5 The site lies within the Mansfield Conservation Area (see attached plan in Appendix B). The property is not statutorily listed and the nearest listed building is some distance away.
- 2.6 Photo images of the site and surrounding area are provided in 51% Studios' Design and Access Statement which accompanies the planning application submission.

3.0 RELEVANT PLANNING HISTORY

3.1 There are approved planning applications which relate to works to various trees within the site. The site is within the Mansfield Conservation Area, and works to the trees within the site require notification to the Council.

- **T9601619** – Planning permission was granted on the 30th October 1996 for the removal of 1 x Ash tree in three phases.
- **TC9906261** – Planning permission was granted on the reduction works to one Cherry tree in front garden of no.21 and one Ash tree in rear garden of no.19.

3.2 Close to the property, similar buildings have been extended and altered – the following have noted:

Neighbouring Applications - 27 Rona Road

- **2011/0951/C & 2011/0950/P** – Conservation Area Consent & Householder Planning Permission was granted on the 13th May 2011 for the erection of ground floor rear and side extensions, enlarged front and rear roof dormers and associated alterations to single family dwelling house) relating to demolition of existing dwelling and rear extension except front facade and construction of new dwelling behind retained façade and new basement extension (Class C3).

3.3 A copy of the decision Notice for the above is attached at Appendix C.

4.0 RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

- 4.1 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and provides a presumption in favour of sustainable development. The Framework introduced twelve core principles which underpin the planning system. They include establishing a planning system which proactively drives and supports sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and places the country needs, and to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value.
- 4.2 Paragraph 49 sets out that housing applications should be considered in the context of the presumption of sustainable development.
- 4.3 Paragraph 50 states that in order to deliver a wide range of homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes; and,
 - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 4.4 Paragraph 128 of the National Planning Policy Framework (NPPF), requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.5 Paragraph 137 states that 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, or better reveal the significance of, the asset should be treated favourably.

London Plan - Further Alterations

4.6 The latest version of the London Plan, which incorporates alterations to the Plan since 2011 was adopted on 10th March 2015. The relevant policies form the revised Plan are as follows:

Policy 3.3 – Increasing housing supply

Policy 3.4 – Optimising housing potential

Policy 3.5 – Quality and design of housing developments

London Borough of Camden Local Development Plan

4.7 The adopted planning policy at a local level (London Borough of Camden) is set out in the following documents:

- Core Strategy (adopted 2010)
- Development Policies Document (adopted 2010)

4.8 Camden Council is reviewing its main planning policies and is now consulting on a draft 'Local Plan'.

4.9 In addition the following Supplementary Planning Documents and Guidance are relevant:

- London Borough of Camden Guidance on Design (adopted September 2014)
- London Borough of Camden Guidance on Housing (adopted September 2013)
- London Borough of Camden Guidance on Design, Housing, Sustainability and Lightwells (adopted September 2013)
- Mansfield Conservation Area Appraisal and Management Strategy (adopted 4th December 2008)

4.10 The adopted Proposals Map demonstrates the site lies within the Mansfield Conservation Area, and the 'Viewing Corridor' from Parliament Hill.

4.11 The relevant Core Strategy policies are set out below:

Policy CS1 – Distribution of growth

Policy CS4 – Areas of more limited change

Policy CS5 – Managing the impact of growth and development

Policy CS6 – Providing quality homes

Policy CS11 – Promoting sustainable and efficient travel

Policy CS13 – Tackling climate change through promoting higher environmental standards

Policy CS14 – Promoting high quality places and conserving our heritage

Policy CS19 – Delivering and monitoring the Core Strategy

4.12 The relevant Development Policies Document are set out below:

Policy DP2 – Making full use of Camden's capacity for housing

Policy DP5 – Homes of different sizes

Policy DP6 – Lifetime homes and wheelchair housing

Policy DP16 – The transport implications of development

Policy DP17 – Walking, cycling and public transport

Policy DP18 – Parking standards and limiting the availability of car parking

Policy DP19 – Managing the impact of parking

Policy DP22 – Promoting sustainable design and construction

Policy DP23 – Water

Policy DP24 – Securing high quality design

Policy DP25 – Conserving Camden's heritage

Policy DP26 – Managing the impact of development on occupiers and neighbours

Policy DP27 – Basements and lightwells

4.13 The relevant draft 'Local Plan' policies are set below:

Policy A5 – Basements and Lightwells

Policy G1 – Delivery and location of growth

Policy H1 – Maximising housing supply

Policy H2 – Maximising the supply of self-contained housing from mixed-use schemes

Policy H3 – Protecting existing supply

Policy H6 – Housing choice and mix

Policy H7 – Large and small homes

Policy H10 – Housing with shared facilities ('houses in multiple occupation')

Policy D1 – Design

Policy D2 – Heritage

5.0 TOWN PLANNING ANALYSIS

Principle of development

- 5.1 The surrounding context is residential and therefore, the proposal accords with the existing land use context. The proposed residential use is in-keeping with the surrounding development.
- 5.2 Core Strategy Policy CS6 sets out that housing is the priority land use in the London Borough of Camden. The Council will aim to make full use of Camden's capacity for housing by maximising the supply of additional housing to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes. The proposals extend the number of residential units at the site (by one additional unit) and therefore, comply with this general planning policy background.
- 5.3 Core Strategy Policy CS1 states that development will be directed to highly accessible locations. Policy CS4 states that areas of high accessibility are suitable locations for the provision of homes.
- 5.4 One of the NPPF's core planning principles is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Additionally Paragraph 49 sets out that housing applications should be considered in the context of the presumption of sustainable development. Therefore, significant weight should be placed on the need to support the delivery of new homes through the planning system.
- 5.5 The site is in an area with a PTAL rating of 3 which is good. The site is located close to Gospel Oak tube station and near to major bus routes; therefore, it is policy compliant with Core Strategy policies CS1 and CS3. Please refer to 51% Architects' Design and Access Statement for a detailed analysis of access considerations.

Design

- 5.6 Core Strategy Policy CS14 sets out the Councils strategic planning policy requirement for design quality in development, through respect of local context and character. Development Management Policy DP24, reinforces the expectation that development will have the highest design standards. It expects the design of development to have considered character, setting, context, form, and scale, proportions of existing buildings, materials, topography, landscaping, amenity space and accessibility.
- 5.7 Development Policy DP26 states that the Council will protect amenity of neighbours and not grant planning permission for development which harms that amenity. Policy DP26 will review development considering factors such as visual privacy and overlooking, overshadowing and outlook, sunlight, daylight and artificial light levels, noise and vibration levels, odour/fumes/dust, microclimate and attenuation measures.
- 5.8 Policy DP22 requires that developments incorporate sustainable design features including green and brown roofs where appropriate.
- 5.9 A design led approach has been at the centre of the proposals. The design seeks to respond to the local character and context, whist not being pastiche.
- 5.10 Careful consideration has been given to the height of the development. The proposal will be a similar height to No. 21 and 17 Rona Road. It is considered that this proposed height responds well to the context of the area, reflecting the character of various heights of properties.
- 5.11 In terms of appearance, the proposed materials respond to the character and scale of the local area.
- 5.12 There will be no unacceptable harm caused to the amenity of neighbouring properties via the loss of privacy or light. The scheme has been carefully designed to ensure there is no overlooking of neighbouring properties.
- 5.13 Core Strategy Policy CS14 states the council will protect important local views in accordance with London-wide policy, and will resist proposals that would harm that.

- 5.14 The overall design of the proposed building has been considered in terms of streetscape impact, as well as its visual impact upon the wider Conservation Area and its visual impact inside the 'Viewing Corridor' from Parliament Hill.
- 5.15 A detailed description and analysis of the overall design of the scheme has been included within 51% Architects' Design and Access Statement, which accompanies this Statement.

Basement

- 5.16 Development Policy DP27 states that the Council requires the basement development to consider the impact on drainage, flooding, groundwater conditions and structural stability. It also states that such development will only be permitted where it does not cause harm to the built and natural environment, amenity, or result in flooding or ground instability.
- 5.17 An appropriate Basement Impact Assessment (BIA) which addresses the issues set out and the appropriate methodologies for implementation has been prepared by Sub Structural and accompanies this Statement.

6.0 HERITAGE STATEMENT

Overview

- 6.1 As noted above, the site lies within the Mansfield Conservation Area. Core Strategy Policy CS14 states that the Council will preserve and enhance heritage assets in the Borough. Development Policy DP25 states that the character of Conservation Areas will be maintained via preserving and enhancing the character and appearance.
- 6.2 Policy DP25 also states that the Council will prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of the Conservation Area.
- 6.3 Policy DP25 sets out that that the Council will preserve trees and garden spaces which contribute to the character of the Conservation Area which provide a setting for Camden's architectural heritage.
- 6.4 The Mansfield Conservation Area Appraisal explains that the character of the Conservation Area comprises houses built in the 19th Century.

Development within the Conservation Area

- 6.5 The area comprises largely terraced properties broadly dating from the late 19th Century (Rona Road). Rona Road has a unified architectural style and form. It is evident that Rona Road and its surrounding area have kept its original architectural heritage.

Heritage Appraisal

- 6.6 The application site itself is not noted as a building of merit in the Conservation Area Appraisal. Importantly the changes to the appearance of the property are at the rear and therefore, no detrimental impact on the character of the Conservation Area will occur.

- 6.7 The site is of sufficient size to accommodate two apartments whilst respecting the overall urban grain, form and scale of the wider area. The proposed building will be comfortably sited within its plot and will not appear cramped or overdeveloped.
- 6.8 Importantly the scheme proposals maintain and enhance the condition and appearance of the frontage façade to the benefit of the Conservation Area as the front façade is maintained and repaired for the benefit of this part of the Conservation Area.
- 6.9 A new small dormer roof extension is provided at the front, and an existing rear dormer is to be remade in a traditional form. These provision have no detrimental impact on the building's 'public' appearance in the Conservation Area streetscene.
- 6.10 The proposed scale of development is in keeping with the character and appearance of the Conservation Area. The design seeks to respond to the unified architectural style of the surrounding area.
- 6.11 The proposed building alterations design is considered to act as an intermediately to the (in terms of height and massing) of the properties to either side and the surrounding properties, by providing a rear development which makes use of brick (predominately found across the area), timber cladding, appropriate glazing and openings to provide an attractive and well-designed development.
- 6.12 It is considered that the proposed scheme takes the opportunity to fully preserve and enhance the Conservation Area, with new rear development that is of high architectural and aesthetic quality which respects the area. It has no detrimental public impact in the street scene. With exception of a new traditional dormer to the front the proposed changes are entirely at the rear.

7.0 CONCLUSIONS

- 7.1 This assessment has had due regard to all relevant national and local planning policies and guidance including the National Planning Policy Framework and National Planning Policy Guidance.
- 7.2 The proposal has been informed by a design-led approach to provide a sensitively designed housing scheme in the Conservation Area setting.
- 7.3 It is considered that the proposal will fully maintain the character, appearance and setting of the Conservation Area. The building appearance changes are at the rear and no frontage street-scene alteration will occur, with the exception of a traditionally defined front dormer.
- 7.4 It is considered that the proposed development provides a high-quality and well-designed scheme which preserves the character, appearance and setting of the Conservation Area and provides additional residential unit. The conversion scheme has been designed to respond to the character and appearance of the area.
- 7.5 Particular and careful consideration has been given to overall rear scale, including height, and appropriate materials selection.
- 7.6 The proposal will provide 2 new residential apartments, which is the preferred land use in the London Borough of Camden. The scheme meets the long-standing and widely-held aspiration of increasing the supply and delivery of new homes within the London Borough of Camden. The proposals provide an appropriate mix of dwellings which satisfy the Council's standards in terms of size, layout and overall floor space.
- 7.7 The scheme will incorporate significant enhancements to the site by providing appropriate hard and soft landscaping.
- 7.8 The proposed apartments have been designed to the required Building Regulations Part M standards.

- 7.9 The proposal will not have a detrimental impact upon neighbouring or future resident's amenity and privacy, flood risk and drainage issues or land/ground conditions.
- 7.10 Overall the proposals meet the requirements of national planning policy, London Borough of Camden's Development Plan and appropriate Conservation Area design policy.

APPENDIX A
SITE LOCATION PLAN

Copyright in the design and this drawing is the property of 51% Studios Limited. Reproduction in whole or in part is forbidden without written permission of 51% Studios Limited.

All Dimensions are to be checked on site before any work proceeds. Do not scale this drawing but use only figured dimensions. Any errors or omissions are to be reported to 51%.

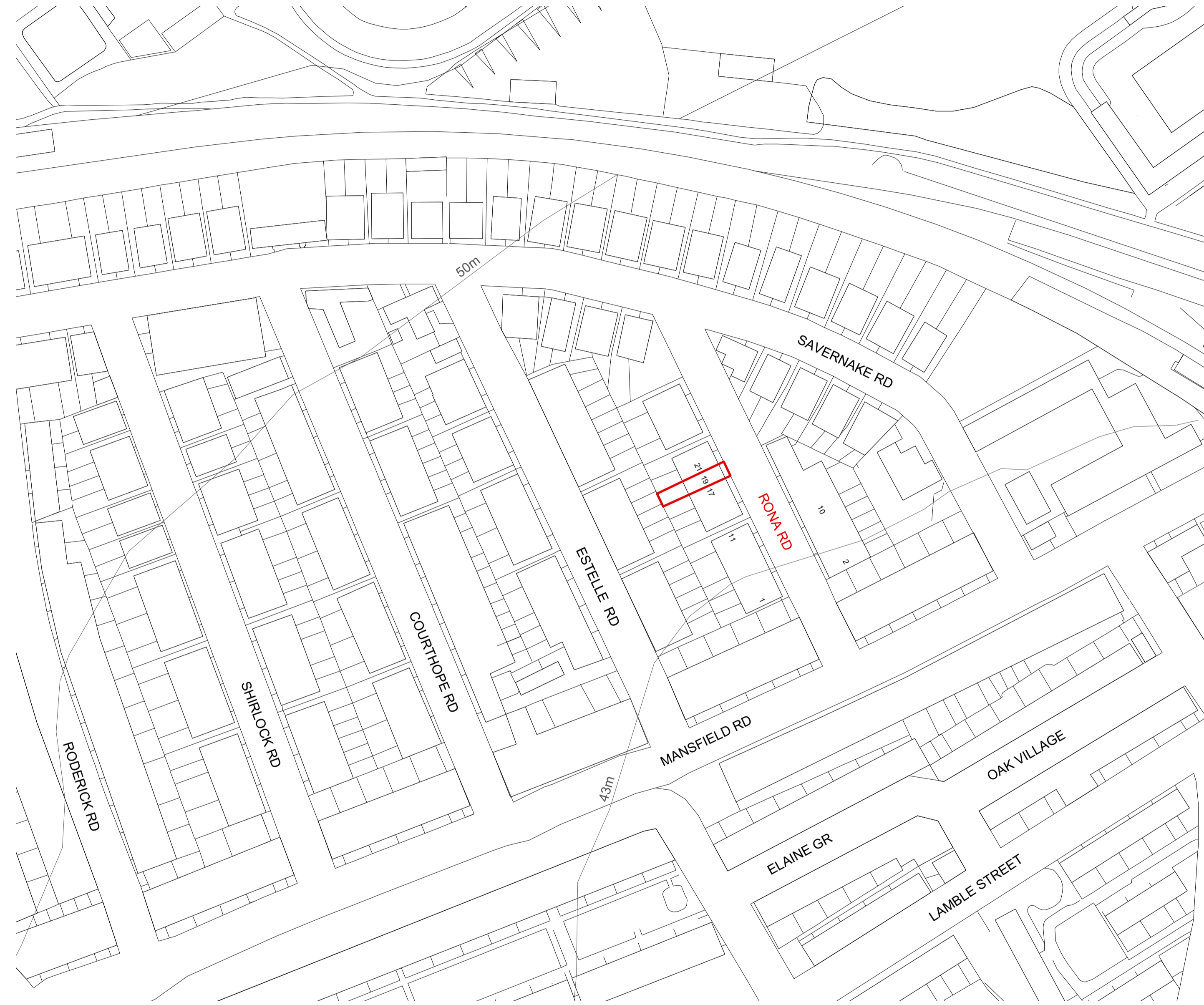
The contractor shall submit full size drawings and specifications to 51% for approval, without which, manufacture shall not commence.

This drawing is to be read in conjunction with all the relevant consultants' and / or specialists' drawings/documents, and any discrepancies or variations are to be notified to 51% before work commences.

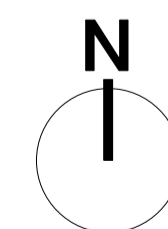
For further information please see other drawings and documents enclosed with this drawing.

For information on structure use engineer's drawings.

For further information on services use engineer's and/or contractor's drawings.



1 Site Location Plan
1:1250



NOTES

No.	Date	Issue Notes
A	28/7/15	Issued for Planning

51%

1A Cobham Mews, Agar Grove, London NW1 9SB
t. 44 [0] 8456 123 991 www.51pct.com

Project
19 Rona Road

Client
Brendan Massam
Flat 3, 1 Netherall Gardens,
London, NW3 5RN

Status
Planning

Drawing
Site Location Plan

Project Architect
PT

Project ID
1135

Drawn By
MS

Scale
1:1250 @ A1

Checked By
51%

Drawing No.

Revision

Date
April 2015

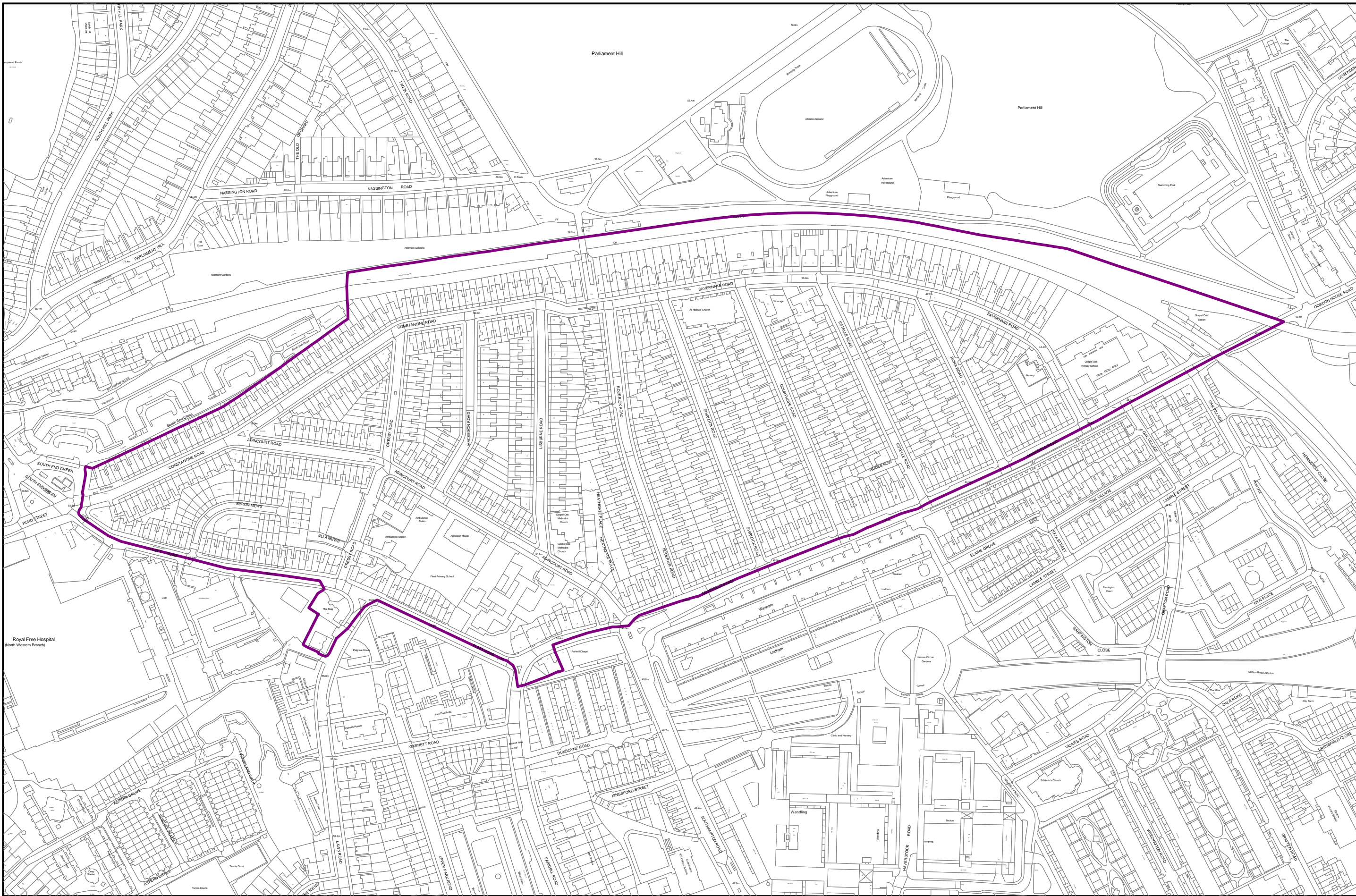
0001

A

File Name

APPENDIX B

MANSFIELD CONSERVATION AREA BOUNDARY PLAN



Mansfield Conservation Area



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100019726 Year:2008

Scale 1:Not Usable Scale

#Map for Internal Use Only#



Print Date: 17/12/2008

Printed By: L.Small

Map Ref No: c02806

APPENDIX C

2011/0950/P & 2011/0951/C: DECISION NOTICE FOR THE NEARBY PROPERTY AT 27 RONA ROAD

Robinson Thorne Architects
17 Willow Street
LONDON
EC2A 4BH

Application Ref: **2011/0951/C**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **2717**

13 May 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent Granted

Address:
27 Rona Road
London
NW3 2HY

Proposal:

Retrospective consent seeking amendments to planning permission 2010/2147/P granted 14 June 2010 (for the erection of ground floor rear and side extensions, enlarged front and rear roof dormers and associated alterations to single family dwelling house) relating to demolition of existing dwelling and rear extension except front facade and construction of new dwelling behind retained façade and new basement extension (Class C3).

Drawing Nos: 27RR.4.03 rev A; 3.07 rev C; 3.01A; 3.02A; 3.03B; 3.04B; 3.05B; 3.06B; 3.07B; 2.03 rev A; 4.00; 4.01; 4.02; 4.03; 4.04; 4.05; 4.06; 4.07; 4.08 and Heritage Statement dated 17 March 2011

The Council has considered your application and decided to grant conservation area consent subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans 27RR.4.03 rev A; 3.07 rev C; 3.01A; 3.02A; 3.03B; 3.04B;



3.05B; 3.06B; 3.07B; 2.03 rev A; 4.00; 4.01; 4.02; 4.03; 4.04; 4.05; 4.06; 4.07; 4.08
Heritage Statement dated 17 March 2011 and letter from Milne Consulting dated
12 May 2011.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting conservation area consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS14 (Promoting high quality places and conserving our heritage) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP24 (Securing high quality design), DP25 (Conserving Camden's heritage). Furthermore the proposal accords with the specific policy requirements in respect of the principle consideration of high standard of design having regard for local context.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

David Robinson
Robinson Thorne Architects
17 Willow Street
LONDON
EC2A 4BH

Application Ref: **2011/0950/P**
Please ask for: **Sara Whelan**
Telephone: 020 7974 2717

13 May 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address: **27 Rona Road, London NW3 2HY**

Proposal:

Retrospective consent seeking amendments to planning permission 2010/2147/P granted 14 June 2010 (for the erection of ground floor rear and side extensions, enlarged front and rear roof dormers and associated alterations to single family dwelling house) relating to demolition of existing dwelling and rear extension except front facade and construction of new dwelling behind retained façade and new basement extension (Class C3).

Drawing Nos: 27RR.4.03 rev A; 3.07 rev C; 3.01A; 3.02A; 3.03B; 3.04B; 3.05B; 3.06B; 3.07B; 2.03 rev A; 4.00; 4.01; 4.02; 4.03; 4.04; 4.05; 4.06; 4.07; 4.08 Heritage Statement dated 17 March 2011 and letter from Milne Consulting dated 12 May 2011

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans 27RR.4.03 rev A; 3.07 rev C; 3.01A; 3.02A; 3.03B; 3.04B; 3.05B; 3.06B; 3.07B; 2.03 rev A; 4.00; 4.01; 4.02; 4.03; 4.04; 4.05; 4.06; 4.07; 4.08 Heritage Statement dated 17 March 2011 and letter from Milne Consulting dated 12 May 2011



Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may have been subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies, DP 23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

APPENDIX D

MANSFIELD CONSERVATION AREA APPRAISAL AND MANAGEMENT STRATEGY; EXTRACTS

Anglican parish church are within the ancient Parish of St Pancras which later became the Borough of St Pancras.

The tree-planted streets contain solid three-storey Victorian family houses of remarkable uniformity which have kept their original external features, and provide a coherent example of late 19th century urban residential development.

Eastern area

The area bounded by Roderick, Savernake and Mansfield roads was formerly part of the Manor of Tottenham. This manor originally extended from Camden Town to Kenwood, and had been in the possession of the canons of St Paul's Cathedral. In the survey made in 1761 for Charles Fitzroy (created Baron Southampton in 1780) the land is recorded as being farmed by a Mr Gould.

By 1803, it is a Dairyman's farm with land attached, the property of Earl Mansfield, known as 'the common' and held by Edward Austin. The southern boundary was the footpath from Kentish Town to Hampstead along the banks of the fleet River.

In 1854 the construction of the Hampstead Junction Railway bisected this farm and the land between the railway and the footpath became 'ripe for development'. But due to the failure of building schemes to the south of the road progress was slow. The 27 acres around Lismore Circus had been sold for £10,200 in July 1846 for the construction of an estate of detached villas, which did not materialise. The Lismore estate was later completed with more modest villas and terraced houses 'for the Labouring classes'.

The first houses to be built on the Earl of Mansfield's estates were those along Mansfield Road and Roderick Road. Here the trustees of the St Pancras Church Lands had, on June 7 1876, exchanged their four-acre field further to the north, occupied by Mr Thomas Jolley, for meadow land fronting Mansfield Road. This estate was let on 99-year building leases. Adjacent to the Hampstead boundary, the trustees set aside a small area of half an acre for commercial purposes, initially used as a brickfield.

House building started in 1879 and by 1882 the whole of the north side of Mansfield Road, including 10 shops and Shirlock and Roderick roads had been completed. Rona, Courthope, Estelle and Savernake roads followed, the last named being completed in 1899.

The builder for the majority of the 'Mansfield Road Estate' was William Turner, who in 1881 was living with his family at Number 4 Shirlock Road.

In 1898, to meet the demands for school places, the school board for London opened a temporary school on the site of the allotments next to Gospel Oak station. Here in 1900 they built a permanent school for 772 children at a cost of £21,654.

or where its architectural style would be undermined by any addition. These streets include;

Agincourt Road	Ornamental Dutch gables/ Largely unaltered
Constantine Road	Largely unaltered/Gabled projecting bays
Cressy Road	No front dormers
Lisburne Road	Ornamental Dutch gables
Mackeson Road	Completely unaltered
Mansfield Road	Terrace rows of largely unaltered roofscape
Roderick Road	Terrace rows of largely unaltered roofscape
Rona Road	Terrace rows of largely unaltered roofscape
Savernake Road	Terrace rows of largely unaltered roofscape

Buildings with ornamental Dutch gables to the front elevation and buildings with gabled projecting bays are not considered to be suitable for front dormer windows extensions.

A number of streets include many buildings whose roof space has already been converted for habitable accommodation resulting in the installation of rooflights and front dormer windows. In these streets roof alterations and extensions can still harm the character and appearance of the conservation area and each proposal will be considered on its own merits.

Where groups of buildings contain historic dormers with pediments (e.g North side of Constantine Road Nos. 1-33) the Council would expect these to be retained, protected and refurbished in the appropriate manner. Inappropriate replacements (e.g. Nos. 70, 74-78 Mansfield Road) should be replaced to match the adjacent dormers.

The installation of rooflights should be conservation grade (flush not raised above the roof finish)

In all cases guidance in the SPG should be considered before preparing roof extension schemes

Cgms

Cgms

www.cgms.co.uk