

HERITAGE STATEMENT

22 LANCASTER GROVE CAMDEN

October 2015





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I.0 INTRODUCTION

1.1. This Heritage Statement has been prepared by Beacon Planning Ltd to support a planning application for the demolition of No. 22 Lancaster Grove and replacement with a single dwelling.

1.2. This application is made following the refusal of a previous application and subsequent dismissal at appeal of a scheme which proposed the demolition of the existing building and replacement with four dwellinghouses (LPA ref: 2014/2037/P; PINS ref: APP/X5210/W/15/3004790).

1.3. The existing building on the application site is 1980s infill and has not been identified to make a positive contribution to the character and appearance of Belsize Conservation Area in which the application site is located. The recent appeal decision stated that the demolition of the existing building and replacement with an appropriate building would not be harmful to the conservation area (PINS reference as above, paragraph 6). The key heritage consideration is therefore the impact of the replacement dwelling on the character and appearance of the conservation area.

1.4. This Heritage Statement has been prepared to fulfil paragraph 128 of the National Planning Policy Framework (NPPF), and to assist the local planning authority in discharging its duty with respect to S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.5. A site visit was made on 17 December 2014.

2.0 MATERIAL CONSIDERATIONS

2.1. The current building on the site is neither a designated nor non-designated heritage asset.

2.2. The site is located within Belsize Conservation Area which is a designated heritage asset and protected via the provisions of S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3. An application for four five-bedroom houses on the site of No. 22 contained within a single structure was refused by members at planning committee having been recommended for approval by officers (LPA ref: 2014/2037/P). It was later dismissed at appeal (PINS ref: APP/X5210/W/15/3004790) in part on the grounds of impact on the conservation area. The Inspector summarised the conservation area impacts as follows:

...as a result of its overall bulk, its intrusion into the street scene and rearward projection the proposal would materially detract from the spacious character of the south side of Lancaster Grove, including the area at the rear of the buildings.

2.4. The application site historically formed part of the garden to No. 30 Eton Avenue which is Grade II listed. The Inspector ruled previously that the proposals subject to the appeal raised no concerns regarding the impacts on this listed building, nevertheless this constraint is considered below to ensure robustness.

3.0 BRIEF HISTORY OF THE SITE AND SURROUNDINGS

3.1. The first Ordnance Survey (OS) plan published in 1871 shows the application site as fields, surrounded by earlier development that had taken place in the middle of the C19. The western end of Lancaster Road (now Lancaster Grove) had been laid out by this time, but development along its length had yet to begin. Development of the residential suburb that now forms the conservation area began c.1840 with the Italianate villas for which the area is well known. The area takes its name from Belsize House which was demolished in 1853 to make way for an elite estate complete with square and church to compete with the contemporary development of areas such as Bayswater to the west to attract the wealthy to the north of London.

3.2. The main developer of this first phase was Daniel Tidey, and the area was known for a time as Tidey Town. Tidey gave way to William Willett and Son who constructed Eton Avenue and Strathray Gardens towards the end of the C19. By the publication of the 1895 OS plan, the extent of this development is clear. The full length of Lancaster Road had been established, following the course of an existing field boundary. The pairs of Victorian villas had been constructed on the north side of the road to the west of Lancaster Place, with development on the eastern half not yet complete. The detached villas opposite the application site had however been built by this date. The application site is shown undeveloped, with a saw mill to the east and the large villas of Strathray Gardens to the west. Eton Avenue, Lancaster and Lambolle Roads were some of the last to be developed.

3.3. By 1915, the saw mill had gone, and four houses by this time had been constructed on the southern side of Lancaster Road to either side of the application site. The application site continues to be shown as the rear garden of a property fronting Eton Avenue to the south. By the First World War, the bulk of the development that now characterises this section of the conservation area was in place, with only minor infill occurring in the latter part of the C20. The application site is one such example, constructed c.1984.



1895 OS Plan



1915 OS Plan



1965 OS Plan



4. STATEMENT OF SIGNIFICANCE

4.1. The National Planning Policy Framework (NPPF) makes clear that local planning authorities require applicants to demonstrate an understanding of the significance of any 'heritage asset' affected by a development proposal. It also makes clear that the level of information required should be 'proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance' (paragraph 128).

4.2. Heritage assets are defined in Annex 2 of the NPPF 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).

4.3. Significance is also defined in Annex 2 of the NPPF:

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.

4.4. Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.



No. 22 Lancaster Grove



Lancaster Grove, southern side to the east of No. 22

4.5. The Planning Practice Guidance (PPG) (2014) states:

Being able to properly assess the nature, extent and importance of the significance of a heritage asset...is very important to understanding the potential impact and acceptability of development proposals. (Paragraph 18a-009)

4.6. The Conservation Area Statement (2003) states that the character of Belsize is largely drawn from the mid-C19 Italianate villas, however there are distinct areas within the conservation area with varying character and appearance. The Statement establishes six character areas accordingly, with the application site located within sub-area 3. This assessment of significance and the contribution made by the application site will therefore be made with reference to the characteristics of this sub-area.

Archaeological interest

4.7. This sub-area is not in an area of known archaeological potential, with such areas instead located to the north and east of the application site. The Victorian and Edwardian buildings that characterise the conservation area are relatively late in date and represented in abundance both locally and at national level. In addition to which, there is a wealth of surviving documentary evidence from this period. The fabric itself therefore contributes little to our understanding of past human societies that cannot be gained from other sources.

Architectural and artistic interest

4.8. From a reading of the Conservation Area Statement and from the site visit, the architectural and artistic interest can be summarised as follows.

4.9. The properties are varied in their style and appearance, with different elevational treatments found across the sub-area. A sense of uniformity is created however through the consistent use of materials, with red brick and red clay tiles being particularly prominent. Spatially, the houses are generally close together with only small gaps, and follow a consistent building line. They are typically set back behind front gardens with boundary walls.

4.10. Of the buildings on Lancaster Grove that form the context of the application site, the Statement notes that Nos. 45-51 opposite the application site are two storey detached houses

with an attic level, constructed in red brick with red tiled roofs. They form an attractive group with bay windows and rendered gables, with decorative brickwork creating variation across the elevations. The Statement notes that Nos. 53-71 form another group, comprising wide-fronted, semi-detached properties in red brick. These also have decorative brick embellishment, along with white painted stone detailing. At roof level, they are characterised by two central gables with hipped roof profiles to the main roofs.

4.11. The Statement notes that the development along the southern side of Lancaster Grove (including the application site), takes a different character, with development set back behind high boundary walls. The pavement is planted with trees, which creates a greener character, with the vegetation forming a dominant feature.



Lancaster Grove, northern side looking east

View along Lancaster Grove, looking west

4.12. The development along this southern side of the road is more varied in character, with later infill including No. 22 and the adjacent property to the east (No. 24). At the time of the site visit, the property to the west (Nos. 18-20) had been demolished, creating an anomalous break in development (permission has been granted for a replacement dwelling). Other historic surviving properties along this side of the road are Arts and Crafts in character, reflecting their later phase of development in contrast to the earlier buildings on the northern side of the road. They use a similar materials palette of red brick and red tile which helps to create a degree of consistency across the north and south sides of the road despite their different architectural styles.

Historic interest

4.13. The Conservation Area Statement describes the development of this part of north London as a residential suburb aimed at wealthy Londoners in the second half of the C19 and into the C20 as a counter to the exclusive developments that were growing in west London at that time. Sub-area 3 illustrates the later C19 and pre-First World War development that largely completed the Belsize suburb that continues to characterise the area today.

Contribution made by the application site to the heritage interests of the conservation area

4.14. The contribution made by the application site to the special interest of the conservation area is assessed below using the checklist provided in Table 2 of English Heritage's guidance 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011, 15).

➤ Are they the work of a particular architect or designer of regional or local note?

4.15. No. 22 is an example of late C20 residential development and is not known to be the work of an architect of any importance, either locally or nationally. It does not comprise part of either the Tidey or Willetts and Son developments that characterise the conservation area.

➤ Do they have landmark quality?

4.16. No.22 is set back behind a boundary wall with railings, and is of a similar scale to surrounding buildings. It is not therefore a landmark, and is not of sufficient quality to warrant such status.

➤ Do they reflect a substantial number of the other elements in the conservation area in age, style, materials, form or other characteristics?

4.17. The building, as a piece of late C20 infill, is an anomaly within the conservation area in respect of its age. Its use of materials is atypical, with rendered first storey with mock half-timbering stained brown and uncharacteristic window detailing and joinery. The boundary treatment is similarly at odds, comprising railings with gate piers topped with stone finials. This is in contrast to the red brick and stone boundaries that form a key characteristic of the southern side of the road. Its form borrows the gable and hipped roof elements, however its massing is atypical, with a much wider front gable than is typical of the nearby Arts and Crafts houses, or those on the northern side of the road.

➤ Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way? Do they contribute positively to the setting of adjacent designated heritage assets?

4.18. No. 22 comprises late C20 infill on the rear garden plot of No. 30 Eton Avenue which is Grade II listed. According to the list description, timber framing was added to this building in 1925 (the building was originally constructed in 1898), however it is a red brick construction with red tile hanging, and so has a very different appearance to the application site and does not share an architectural relationship of any note. No. 30 and No. 22 front Eton Avenue and Lancaster Grove respectively, and do not therefore form a set piece of any interest. Aside from previously forming part of its plot, No. 22 shares no association with this listed building, and does not contribute to its significance.

➤ Do they contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?

4.19. No; there is no adjacent open space or complex of public buildings. As noted above, the boundary treatment detracts from the public realm through its atypical form and use of materials.

➤ Are they associated with a designed landscape?

4.20. No.



➡ Do they illustrate the development of the settlement in which they stand?

4.21. No; the building is later infill of no historic interest or association with the surrounding late C19 and early C20 development.

➡ Do they have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

4.22. The existing building comprises infill development and therefore has been inserted into the historic road layout and residential plots. Consequently No.22 does not form part of the historic phase of development.

➡ Do they have historical associations with local people or past events?

4.23. No.

➡ Do they reflect the traditional functional character or former uses in the area? Does their use contribute to the character and appearance of the area?

4.24. The house forms part of the residential land use that characterises this Victorian and Edwardian suburb. It does not however form part of the historic development. In its use, it is compatible with but does not contribute positively to the character and appearance of the area.

Contribution made by the application site to the significance of No. 30 Eton Avenue

4.25. The previous proposals were not considered by the local planning authority or Inspector to have any detrimental impact on the setting of No. 30 Eton Avenue. The contribution made by the application site to its significance is assessed here for completeness.

4.26. No. 30 Eton Avenue is located to the south of the application site, which was formerly part of its garden. The redevelopment of the site in the second half of the C20 to form what is now the application site formally separated this area of the garden from No. 30. Any relationship that the application site shares with No. 30 is now only historic in nature, and is not considered to contribute to the significance of the listed building.

4.27. No. 22 Lancaster Grove shares no architectural relationship with No. 30 Eton Avenue. No. 22 forms part of the wider townscape setting of No. 30 Eton Avenue, however this is characterised by suburban Victorian and Edwardian development which is contemporary with the development of No. 30. The application site is late C20 infill, and therefore No. 22 does not make a positive contribution to this townscape setting.

4.28. As such, No. 22 Lancaster Grove makes no contribution to the significance of No. 30 Eton Avenue.





Front elevation, extract from Design and Access Statement

5. THE PROPOSED DEVELOPMENT

5.1. The proposed development seeks consent for a single detached house. In brief, it is two storeys with attic and basement. Internal accommodation proposes a total of 9 bedrooms across all floors, with leisure facilities in the basement including swimming pool.

5.2. The design of the property consciously borrows from the typology of neighbouring buildings, with Arts and Crafts style detailing, and employs a materials palette which is drawn from surrounding buildings along Lancaster Grove.

5.3. The front elevation takes a traditional form, with twin gables at the western end and centrally placed hexagonal porch forming the main entrance. The fenestration will be multi-paned casements or sashes in keeping with the Arts and Crafts style of architecture, with Portland stone surrounds. Stone detailing will also be present in the form of quoins and plinth. An integrated garage is located at the eastern side with traditional timber doors.

5.4. The rear elevation is simpler in its detailing, with centrally placed single gable. A glass conservatory wraps around the eastern corner, with a projecting bay at the western end.

5.5. The main roof is the same height as the previous scheme, with the gable projections nudging slightly higher. The building will be lower in height to No. 18-20 by 500mm, however due to the change in levels it will appear slightly higher; it will not however appear unduly large in the street scene by virtue of the comparable scale.

5.6. The roof takes a pitched form, with dormers and two chimney stacks adding to the richness of the detailing. The roofs have been carefully designed with traditional pitches and hips hiding a central area of flat roof which will accommodate photovoltaic cells and air source heat pump.



5.7. The boundary wall along the southern side of the street will be continued along the front of the application site, comprising red brick wall in Flemish bond with gate piers of red brick with stone banding.

5.8. All trees in the rear garden will be retained. Two trees are to be removed from the front, and will be replaced with new planting as part of a detailed landscaping scheme that will result in nine new trees being planted to the front of the building to reinforce its leafy character. This has been discussed with the Tree Officer at the London Borough of Camden.

5.9. The bulk and mass of the building has been reduced in response to the Inspector's decision, resulting in an approximate overall reduction of 4,000 square feet. The depth of the building has been reduced by 2.4m, with further stepping back of the rear elevation to reduce the massing. The site coverage is therefore reduced, such that the ratio of site coverage is now 31%. This is comparable to the neighbouring properties to the east and opposite the site. The depth of the retained rear garden is now 15.8m in contrast to 12.5m previously proposed.

5.10. Importantly, the front protruding gable on the eastern side as previously proposed has been omitted and replaced with a hipped roof profile and single storey garage that wraps around the northeast corner of the building. This softens the appearance of the building in views westwards along Lancaster Grove. The reduction in depth of the building has allowed the front building line to be stepped back so as to be broadly in line with No. 24. Together these revisions have eliminated the protruding east flank wall that was the subject of concerns raised by the Inspector.

6. IMPACT OF THE PROPOSALS ON SIGNIFICANCE

Impact on setting of No. 30 Eton Avenue

6.1. As established above, the existing building on the application site is not considered to make any contribution to the significance of the Grade II listed No. 30 Eton Avenue. Its loss will not therefore cause any harm to the significance of No. 30.

6.2. The Inspector was clear in his decision that the appeal scheme raised no concern with respect to No. 30. The revised scheme has a reduced depth and is set at further distance away, particularly at the upper floors. It is not considered therefore that there will be any detrimental impact on the way in which No. 30 is experienced. The proposals are in accordance with Central Government guidance in this respect along with Development Policy DP25(g) and Core Strategy Policy CS14.

Demolition of the existing building with reference to the conservation area

6.3. It is clear from the Conservation Officer's comments on the previous application and from the Inspector's appeal decision that the loss of the existing building is considered to be unobjectionable (Committee report paragraph 6.4.6; Inspector's appeal decision, paragraph 6). The assessment above has demonstrated that No.22 makes no contribution to the character and appearance of the conservation area. This is confirmed in the Belsize Conservation Area Statement which does not identify the building as making a positive contribution (p.31). Paragraph 138 of the NPPF accepts that not all elements of a conservation area will necessarily make a positive contribution to its significance.

6.4. This element of the proposals is therefore entirely in accordance with Development Policy DP25, Core Strategy Policy CS14, Section 12 of the NPPF, and by virtue of preserving the character and appearance of the conservation area meets the legislative requirements of section 72 of the 1990 Act.

Impacts of the replacement building with reference to the conservation area

6.5. The demolition of the existing building creates an opportunity for a replacement building which better reflects the prevailing characteristics and thereby enhances the character and appearance of the conservation area. The NPPF guides that local planning authorities should 'look for opportunities for new development within Conservation Areas...to enhance or better reveal their significance' (paragraph 137). The Council confirmed in the Committee Report for the refused application that they take this approach with reference to conservation areas:

Where buildings do not make a positive contribution to the character of appearance of a conservation area the Council will view the development as an opportunity to enhance an area and secure the optimum viable use of the site (paragraph 6.4.8).

6.6. The proposed architectural style of the replacement buildings consciously borrows from forms found in this sub-area of the conservation area. The design has been influenced by the Arts and Crafts movement which characterises the historic buildings on the southern side of the street, with the listed fire station to the east of the application site perhaps the most significant nearby example along Lancaster Grove. The Inspector previously concluded that the Arts and Crafts style of the appeal scheme was sympathetic to the south side of Lancaster Grove (Inspector's appeal decision, paragraph 8). The architectural style of the revised scheme is considered therefore to be an entirely appropriate response that will reinforce the character of this more varied southern side of the street which the present building currently dilutes.

6.7. The red brick, slate and stone window dressings are high quality materials that sit firmly within the Arts and Crafts tradition. The proposals are therefore in accordance with Development Plan Policy DP24(c).

6.8. These high quality materials extend to the boundary treatment, which will follow the distinctive form to the east and west of the application site with brick and stone piers and a solid brick wall. This element of the scheme will deliver an enhancement to the character and appearance of the southern side of Lancaster Grove as previously confirmed by the Inspector (Inspector's decision, paragraph 8). The proposals are therefore in accordance with Development Plan Policy DP24(g).

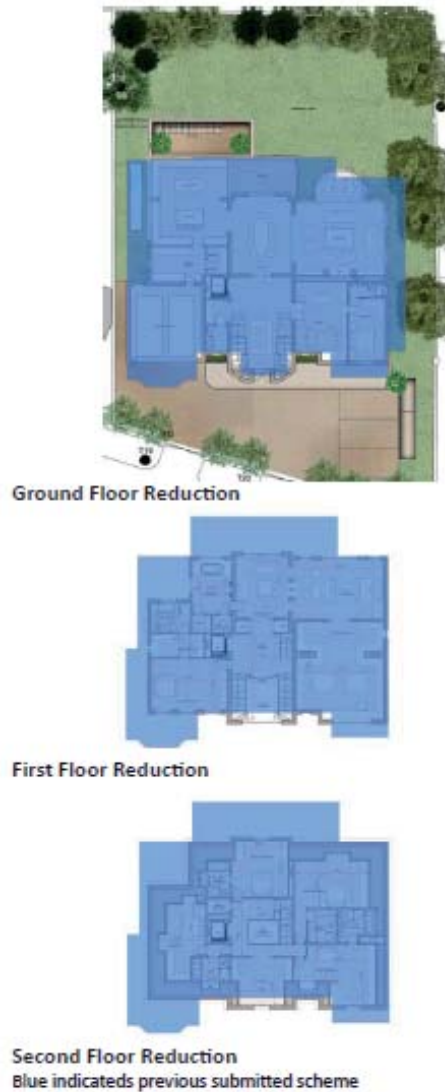
6.9. The height and width of the replacement dwelling broadly follows that of the previous scheme. The Inspector concluded previously that the proposed scale of the front elevation would not appear out of place within the conservation area (Inspector's decision, paragraph 8), and this conclusion remains valid.

6.10. The Inspector previously concluded that the refused scheme caused harm by virtue of the 'overall bulk, its intrusion into the street scene and rearward projection (which) would materially detract from the spacious character of the south side of Lancaster Grove' (paragraph 14). These issues will be discussed in turn below.

6.11. With regards to the bulk of the building, it was the projecting flank wall in particular that the Inspector determined 'would not preserve or enhance the character of appearance of the CA [conservation area]' (paragraph 11), and would reveal the full depth of the deep plan (paragraph 12). The projecting gable been omitted entirely from the scheme, such that the side elevation is now in line with No. 24, and the bulk of the eastern side of the building has been substantially reduced through the introduction of the hipped roof and the reduction in the massing at first and second floors. These revisions will significantly reduce the prominence of this eastern flank elevation, and the reduction at first and second floor will alleviate any impression of the deep plan of the building. The tall boundary wall will screen much of the ground floor elevation which has the greater depth when viewed at closer range.

6.12. On the western side, the depth and width of the building has been reduced, thereby reducing the bulk of the building in views through the gap (again restricted at closer range by virtue of the brick boundary wall).

6.13. The Inspector concluded that the depth and bulk of the building would detract from the spacious quality of the conservation area, including garden land to the rear. The site coverage has



Comparison with appeal scheme, extract from Design and Access Statement

been reduced to 31% which is consistent with the prevailing character of the conservation area as demonstrated by the plot analysis in the Design and Access Statement. The reduced depth of the building allows more garden space to be retained, and the gap between the building and eastern and western site boundaries has been reduced. The massing at the upper floors has been substantially reduced, thereby reducing the appearance of the building in views from neighbouring properties.

6.14. All of the trees on the site to the rear can now be retained, and nine new trees will be planted along the frontage to replace the two proposed for removal. Its relocation further away from the road will create more open space to the front of the property. The mature street trees will continue to soften the building in views along the street. This is in line with Development Policy DP25(e).

6.15. Overall, these revisions will ensure the retention of the spacious qualities of the site to both the front and rear of the property. Matters of bulk, forward intrusion into the street scene and rearward projection have been addressed through the revisions, and it is considered that the Inspector's concerns have been satisfactorily overcome.

7. CONCLUSIONS

7.1. For the reasons set out above, the proposals are considered to be entirely consistent with the relevant Development Plan policies, the NPPF and the Planning Practice Guidance. Notwithstanding that the appeal scheme was considered to preserve and enhance the character and appearance of the conservation area, the proposals have been revised to respond to concerns raised by the Inspector such that there is considered to be no material reason to find the scheme objectionable on heritage grounds.

7.2. The existing building does not make a positive contribution, and its demolition creates an opportunity to deliver an enhancement to the conservation area. These opportunities have been fully exploited such that the proposals will deliver this enhancement through both the replacement building and the boundary treatment that will together reinforce local distinctiveness. The design is appropriately high quality and takes proper account of and responds to local architectural character, spatial characteristics, local context and street scape, use of materials and, in doing so, the Inspector's previous findings. With reference to the development policies, the proposals are therefore in accordance with DP24 – Securing high quality design.

7.3. Criterion (b) of development policy DP25 – Conserving Camden's heritage, states that only development that preserves and enhances the character and appearance of the conservation area will be permitted. For the reasons set out above, the proposals are entirely in accordance with this policy.

7.4. This statement has taken account of the Conservation Area Statement which has not identified No. 22 as making a positive contribution. As a building that does not make a positive contribution, DP25(c) does not apply in this instance.

7.5. The preservation of the spacious character of the south side of Lancaster Grove was identified by the Inspector as a key factor in the determination of the appeal scheme. This has been addressed through the revision in the bulk, depth and plan of the building, as well as its relationship to the site boundaries such that the garden character to the rear and set back to the front will be retained, and the building will not appear unduly bulky or intrusive. This is considered to meet the directive of DP25(e).

7.6. For the same reasons as set out above, the proposals are in accordance with Core Strategy Policy CS14 – Promoting high quality places and conserving our heritage, and policy 7.8 of the London Plan – Heritage assets and archaeology.

7.7. Paragraph 137 of the NPPF guides that local planning authorities should look for opportunities for new development within conservation areas to enhance or reveal their significance. Proposals that better reveal the significance of the asset should be treated favourably. In the present case, the proposals both preserve and enhance the character and appearance of the conservation area in line with paragraph 137.

7.8. By virtue of both preserving and enhancing the character and appearance of the conservation area, the proposals are consistent with the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.9. It is considered therefore that these proposals are in line with local and national best practice policy and guidance, as well as national heritage legislation. Furthermore the issues raised by the Inspector are considered to have been satisfied. There are no material considerations therefore that would prevent a successful determination of this application with respect to the historic environment.

REFERENCES

- *Belsize Conservation Area Statement*, 2003 London Borough of Camden.
- 'Hampstead: Belsize', in *A History of the County of Middlesex: Volume 9 Hampstead, Paddington*. 1989, ed. C R Elrington, pp. 51-60 <http://www.britishhistory.ac.uk/vch/middx/vol9/pp5160> [accessed 10 December 2014].
- *Understanding Place: Conservation Area Designation, Appraisal and Management*, 2011 English Heritage.

Ordnance Survey Plans

- 1871 1:500 Town Plan
- 1895 1:500 Town Plan
- 1915 1:2500 Second Edition
- 1955 1:2500 National Survey

APPENDIX I

List description



List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1356862

Location

30, ETON AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jan-1999

Date of most recent amendment: 11-Jul-2000

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 473098

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

798-1/51/395 ETON AVENUE 11-JAN-99 (North side) 30 (Formerly listed as: ETON AVENUE 30)

II

Detached house. 1898. By Amos Faulkner; built by William Willett & Son; timber framing added 1925. Red brick with tile-hanging and timber framing. Tiled hipped and gables roof with tall brick clustered chimney-stacks with moulded cornices and dormers. Asymmetrical design. 2 storeys and attic. Irregular fenestration of transom and mullion windows with glazing bars and 1st floor half timbered aprons. Entrance bay with gabled half timbered and tiled porch hood; 3-light window above. To right, a narrow gabled bay and then a 6-light canted bay rising through both storeys. To left of entrance a 5-light flat bowed bay rising through both storeys and supporting a half timbered gable with oculus set in timber rectangle and carved bargeboards; tile-hung 1st floor. Right hand return with canted bowed bay. INTERIOR: not inspected.

Listing NGR: TQ2715584515

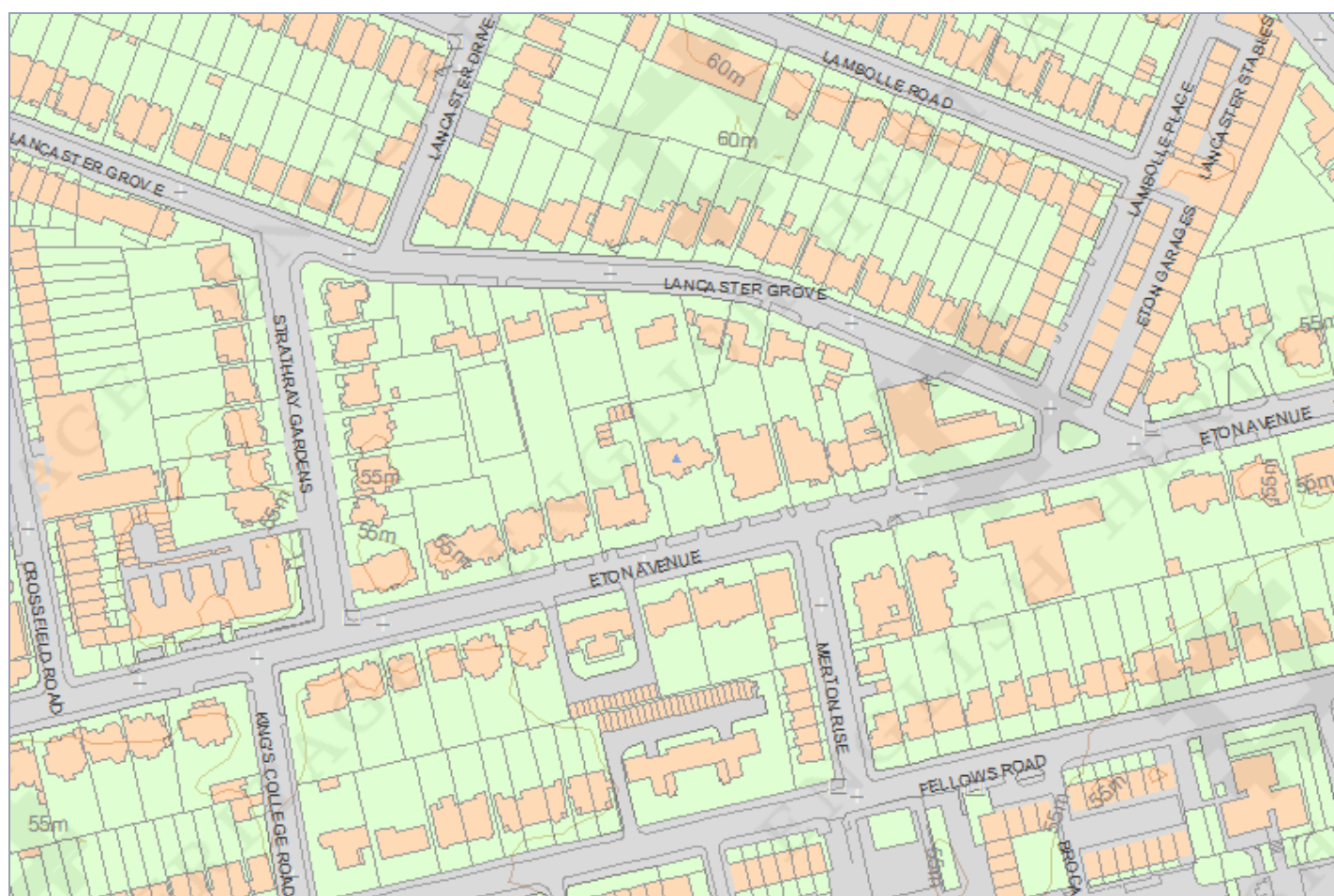
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 27155 84515

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1356862.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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This copy shows the entry on 22-Jan-2015 at 06:37:12.

APPENDIX 2

Heritage legislation and planning policy



HERITAGE LEGISLATION & PLANNING POLICY

National legislation

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty as respects conservation areas in exercise of planning functions. Subsection (1) states:

72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 66 of the same 1990 Act sets out the general duty as respects listed buildings in exercise of planning functions. Subsection (1) states:

66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting...

Local Plan Policy

'Camden Core Strategy 2010-2025' was adopted on 8 November 2010. Core Strategy Policy CS14 'Promoting high quality places and conserving our heritage' states the following:

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing 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;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

'Camden Development Policies 2010-2025' was also adopted on 8 November 2010. 'DP24 Securing high quality design' states the following:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*

- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

Development Policy DP25 'Conserving Camden's heritage' states the following with respect to conservation areas and listed buildings;

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Policy 7.8 'Heritage assets and archaeology' of 'The London Plan: The spatial development strategy for London consolidated with alterations since 2011' (March 2015) sets the following guidance with respect to determining planning decisions:

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

National Planning Policy

The NPPF sets out Central Government's planning policies and is a material consideration in planning decisions. Section 12 deals with the historic environment.

Paragraph 128 requires applicants to

...describe the significance of any heritage assets affected, including any contributions 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.

Paragraph 129 requires local planning authorities to:

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.

No. 22 is not a listed building and is not considered to warrant statutory designation by virtue of its lack of any special architectural or historic interest. It has not been identified by the local planning authority as a non-designated heritage asset. The Belsize Conservation Area Statement does not identify No. 22 to be an important building that makes a positive contribution to the conservation area. In this instance therefore, the 'heritage asset' is the Belsize Conservation Area.

Paragraph 131 of the NPPF directs local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, and also '*the desirability of new development making a positive contribution to local character and distinctiveness*' when determining planning applications.

Paragraph 132 of the NPPF states that when considering the impacts of development proposals on the significance of a designated heritage asset, '*great weight should be given to the asset's conservation*'. It goes on to state that 'any harm or loss should require clear and convincing justification'.

Paragraph 137 guides local planning authorities to '*look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to enhance or better reveal their significance.*' It goes on to state that those 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.*'

Paragraph 138 recognises that not all elements within a conservation area '*will necessarily contribute to its significance*'. It goes on to state that loss of a building within a conservation area

that makes a positive contribution should be treated either as substantial or less than substantial harm, depending on its significance and contribution to the conservation area as a whole. In this instance, No. 22 is not of any heritage significance and does not make a positive contribution to the conservation area. Its loss will not therefore cause harm.

Planning Policy Guidance (PPG)

The PPG is not policy but sets out guidance to aid the interpretation of the NPPF. Paragraph 18a-003 reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Conservation is described as '*an active process of maintenance and managing change.*'

Paragraph 18a-013 of the PPG offers guidance with reference to setting. It guides that an assessment of the impact on setting needs to be taken into account, and should be proportionate to the significance of the asset affected and the degree of change to the ability to appreciate it and the impacts on its heritage significance.

Paragraph 18a-018 provides guidance with reference to harm to the significance of conservation areas. It states that an unlisted building that makes a positive contribution to a conservation area is of lesser importance than a listed building, and that the loss of a building that is important or integral to the character or appearance of the conservation area is more likely to constitute substantial harm. The justification that is required, however, should still be proportionate to the relative significance of the building and its contribution to the conservation area as a whole.

Paragraph 18a-020 guides that public benefits arising from developments could be anything that '*delivers economic, social or environmental progress*'. They can include heritage benefits, such as '*sustaining or enhancing the significance of a heritage asset and the contribution to its setting*'.

Other guidance

The Belsize Conservation Area Statement was published in 2003. This document sets out the character of the area, outlines key issues and identifies development pressures.