

24<sup>th</sup> March 2016

London Borough of Camden  
Planning Solutions Team  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
1 SQUIRES MOUNT COTTAGES, LONDON, NW3 1EE**

I am instructed by Chiara Bresadola to submit to you the enclosed planning application for:

*“Erection of downpipe and hopper on north elevation (East Heath Road) of property, to drain eastwards via outfall onto pavement adjacent to rear gate of property”*

Accordingly, please find enclosed copies of the following documents:

1. Site Location Plan
2. Photographs annotated to indicate the location of the proposed downpipe

**The Property**

Number 1 Squires Mount Cottages, along with the adjoining properties (numbers 2, 3, 4 and 5), is Grade II listed. It is a mid 19<sup>th</sup> century residential end of terrace property, which has been extended and modified in recent years. The property is located on the corner of Squires Mount and East Heath Road.



**Figure 1: 1 Squires Mount Cottages**

The listing description for the Squires Mount Cottages is as follows:

*Terrace of 5 cottages. Mid C19. Yellow stock brick; Nos 3-5 painted. Slated roof with tall brick chimney-stacks and dog tooth eaves cornice. 2 storeys. Double fronted with 2 windows; No.5 with projecting diagonal end bay having 2 windows. Nos 1-3 have C20 Neo-Georgian doorcases with panelled doors; Nos 4 & 5, original segmental-arched doorways with panelled doors (No.4, C20). Segmental arches to 12 pane sashes; Nos 1-3 with shutters. INTERIORS: not inspected. No.2 with refixed tablet inscribed "Squires Mount Croft, 1704", taken probably from a former C18 house at rear shown on Roque survey of 1745.*

Recent modifications for which planning and listed building consent was granted, include the removal of the shutters on each elevation, and a single storey rear extension and creation of a roof terrace.



**Figure 2: East Heath Road Elevation**

The subject property is located within the Hampstead Conservation Area.

### **The Proposed Development**

It is proposed to erect a downpipe and hopper on the north elevation of the property. The aim is to assist rainwater to drain from the gable ends of the property. The lack of guttering and downpipe in this location has resulted in damp on this wall.

The downpipe and hopper will comprise black plastic and will match the existing guttering on the property.

Having regard to the listed status of the property, the supplier Brett Martin has been selected, as the company supplies a range of rainwater products which are of a cast iron style and which would blend well with the architectural detailing on the property. The black plastic is virtually indistinguishable from original cast iron systems.

The proposal is for a 68mm diameter cast iron style round downpipe, extending to 2.5m with socketed lugs (Brett Martin Code BR2025LCI), and is illustrated overleaf.



Figure 3: Location of proposed downpipe



Figure 4: Proposed downpipe

The hopper will be of a similar style (Brett Martin, Small Undated Hopper Code RRH6). The hopper will be black plastic, but will have authentic design and styling, as shown below.



Figure 5: Proposed hopper

The downpipe will descend approximately 2.8m and then follow the wall horizontally adjacent to the black render skirting, before discharging onto the pavement, in a manner similar to other properties in the locality. It will not be visible from the road frontage due to the presence of existing boundary fencing.



**Figure 6: Location of proposed horizontal pipe**

After being discharged, the gradient of the pavement in this location, means the water will flow eastwards down East Heath Road to an existing drain in the road. Importantly, it will drain away from the zebra crossing.

### **Heritage Considerations**

Section 12 of the NPPF requires justification for proposals which affect heritage assets. The grade II listed status of the property means that any alterations to the interior or exterior require listed building consent and should be carefully considered in the context of the setting of the listed building.

The NPPF promotes the conservation and enhancement of the historic environment and the protection of heritage assets, but clearly acknowledges the need for renovation and maintenance in order to preserve the architectural integrity of such assets.

It is considered that the works proposed are essential in terms of maintenance of the property and are necessary in order to protect the listed building from further internal damp.

Furthermore, the pipework selected replicates existing pipework on the property. The heritage style manufactured by Brett Martin is considered to be appropriate. It has an authentic appearance and will not harm the architectural integrity of the listed building.

Accordingly, it is not considered that the proposed development will harm the heritage asset or its setting. It will not result in 'substantial harm' or even 'less than substantial harm' (paragraphs 133/4 of the NPPF) and is therefore considered acceptable in heritage terms.

### **Policy Considerations**

Having regard to the above, it is considered that the proposed development complies with relevant policies contained within the Core Strategy and Camden's Development Policies DPD, as follows:

- CS14 Promoting high quality places and conserving our heritage
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage

The proposed development will preserve and enhance the character and appearance of the Hampstead Conservation Area and have a positive impact on the listed building through ensuring the maintenance of the property and prevent deterioration of the inside of the property through damp.

I trust the enclosed information provides you with sufficient information to consider the proposed development, but should you require clarification on any matter, please do not hesitate to contact me.

Yours faithfully

**LOUISE MORTON BA (HONS) MSC MRICS**

**T: 01491 571 123**

**M: 07989 048 771**

**E: [lm@quadranttownplanning.com](mailto:lm@quadranttownplanning.com)**