



Heritage & Design and Access Statement

9b Wedderburn Road, Hampstead, Camden, NW3 5QS

Like-for-like replacement of rear facing window

Introduction

This Heritage and Design and Access statement has been prepared to support the application for planning permission in respect of proposed replacement at 9b Wedderburn Road, Hampstead, London, NW3 5QS. The statement has been prepared by 4D Planning on behalf of Mr. Marc Mannatt.

The application seeks permission for like-for-like repair of the dormer window, on the top row of dormer windows situated on the left side of the roof. As this is a like-for-like replacement, there will be no new materials used or alteration done to the building to ensure that there will be no diverse/negative impact on the significance of the heritage asset and other neighbouring assets of the conservation area it lies within. All replacement materials will match the existing. The casements windows will be removed and fixed or replaced as required.

The purpose of the statement is to demonstrate that the proposal:

- Accords with the national policies and those of Camden Council relating to development with regards to the conservation area
- Will not have a negative impact on the character or significance of the property
- Will not have a negative impact on the amenity of neighbouring residents

Existing Site

The property is located on the south side of Wedderburn Road which is a residential street within Fitzjohn/Netherhall Conservation Area where there is a group of listed buildings all by Horace Field in 1887 including the number 9. The property is a Grade II listed building, is semi-detached (paired with number 7) with two main storeys.

The conservation area itself sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road. The hills and their gradients play an important part in determining the area's character. Long views along the avenues combine with substantially scaled properties and generous grounds to create an imposing district. The urban grain in the area shows large houses with generous gardens, surrounded by the denser areas of Hampstead village, Belsize Village and Finchley Road. The property number 9 of Wedderburn Road is located in the Belsize Estate which lies on the east side of the conservation area and was owned by the Dean and Chapter of Westminster after the Dissolution of the Monasteries.

Within a framework of broadly similar building types there is a mixture of architectural styles that include neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Crafts/Norman Shaw. A feature of the area is the number of properties built for individual owners, some of whom were artists by respected architects.

The range of details varies but in the case of the building subject of this application it includes red brick, hipped and tiled roof with dormers, eaves cornice, tall brick chimney, white painted wooden sash windows, long front of eight windows width to the house with strongly projecting single-storey bay window in the front. The building – compared to its adjacent building – has additional dormers in the roof which unfortunately dominates the roof. The building has a Queen Anne or early Neo-Georgian style and is part of a group with Nos 1, 3, 5, 11 and 13 situated in Wedderburn Road.

These buildings are notable because of their value as local landmarks and are particularly good examples of local building tradition and make a positive contribution to the character and appearance of the conservation area and therefore need conservation as well. However, in the case of the building subject of this proposal, one of the dormer windows facing the rear of the building is in a poor condition.

The existing sash window has white painted timber frame which suffers from cracks and wood rot mainly in the interior side of the frame all around the bottom and has also caused damp and rot to the wall's plaster and paint. The cracks are deeper in the muntin bars and meeting sills and in the long term would cause serious breakage in the left two muntin bars.

As any change to a listed building's features such as windows should be made very sensitively, the proposed plan seeks to replace the damaged window with a new sash window matching the existing in original colour, material, design and the proportion of window opening.

Planning History

Planning application history research conducted on the Camden Council website shows that there has been a previous successful listed building consent application for this property in 2003 for 'internal alterations at lower ground floor and ground floor levels plus the enlargement of an existing rear window opening at lower ground floor level and the conversion of a rear window to a door at ground floor level' with application number: LWX0302077 and approved with conditions. Also it has been unearthed that five other planning applications for 'notification of intended works to trees' during 2001-2015 has been submitted of which all have been approved.

Site images



Front view of the property



Rear View of the property



Rear view of the property and dormer windows



Side view of the building



Side view of the building



View of the dormer window from inside the room



View 1 of damaged window



View 2 of damaged window



View 3 of the damaged window

Proposal

It is proposed to undertake a like-for-like replacement of the rear facing window on the top row of a dormer situated on the left side of the property.

As mentioned, there will be no alteration or use of new material undertaken and the existing timber frame window, fastener and stay will be fixed or replaced (as required) with matching materials.

Planning Policy Context

The adopted development plan for the site comprises:

- Town and Country Planning Act of 1990
- The National Planning Policy Framework (2012)
- Planning Policy Statement 5 (2010)
- Camden Local Plan submission draft (2016)
- Fitzjons/Netherhall Conservation Area Statement (2001)
- Camden Core Strategy (2010)
- Camden Development Policies (2010)
- Camden Planning Guidance (2015)

Heritage Statement

The property is grade II listed and was first listed in 1999. List entry Number: 1379140

The Historic England website lists the following:

CAMDEN
TQ2685SE WEDDERBURN ROAD 798-1/38/1759 (South side) Nos.7 AND 9
GV II

Semi-detached pair of houses. 1887. By Horace Field. Red brick, hipped and tiled roof with eaves cornice, tall brick chimneys. White-painted wooden sash windows; dormers in roof. Queen Anne or early Neo-Georgian style. 2 main storeys. Long front of 8 windows width to each house, with strongly projecting single-storey bay windows at the two ends and brick porches, also projecting and covered by segment-headed hoods over pilasters, in centre of each house. Upper storeys flat-fronted. INTERIORS not inspected. Part of a group with Nos 1, 3, 5, 11 and 13 (qqv), also early works by Field.

Planning Statement

The key planning issues relating to the proposed development are considered to be the principle of the development and its impact on the significance of the property and the impact on amenity. The proposed plan will be justified through a review of relevant national and local policies and guidance.

The relevant planning policies at the site are as follows. The level of presented details and policies are proportionate to the significance of the building as well as the extent of the proposal.

Town and Country Planning (Listed Building and Conservation Area) Act 1990

In the case of a listed building it is principally the 1990 Act that governs the nature of development to the designated historic. Three key tasks for the local authority to consider under the act in the case of this proposal are:

- 'To have special regard' to preserving listed buildings (S16 of the Act);
- 'To have special regard' to preserving the setting of listed buildings (S66 of the Act); and
- 'To have special regard' to preserving the character of conservation areas (S72 of the Act).

National Planning Policy Framework

Paragraph 126 states: 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation....'

Paragraph 131 states: 'In determining planning applications, local planning authorities should take account of [.....] the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; [.....]'

Planning Policy Statement 5 (2010)

PSS5 Policy HE7 states that in considering the impact of a proposal on any heritage asset, LPAs should consider the desirability of sustaining and enhancing the significance of heritage assets.

Camden Local Plan Submission Draft (2016)

Policy A1 managing the impact of development states that the Council seek to protect the quality of life of occupiers and neighbours by ensuring that developments contribute toward strong and successful communities by balancing the needs of development with the needs of characteristics of local areas.

Policy D1 Design states that the Council will require that development respects local context and character, preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage and comprises details and materials that are of high quality and complement the local character.

Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed building and will not permit the loss of or substantial harm to them. In the conservation area, the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. Also to preserve or enhance the borough's listed buildings, the Council will resist development that would cause harm to significance of a listed building through an effect on its setting.

Fitzjohn and Netherehall Conservation Area Statement (2001)

Policy F/N2 states that listed building consent is not normally required for maintenance and like-for-like repair.

Policy F/N7 states that in all cases, existing/original architectural features and detailing characteristic of the conservation area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. It also states that the original detailing such as sash and casement windows where retained add to the visual interest of properties.

Policy F/N8 of the statement seeks to ensure that the original, traditional material should be repaired only if necessary and when the replacement is the only option, materials should be chosen to closely match the original and use of materials such as PVCu windows would not be acceptable

Camden Core Strategy (2010)

Policy CS4 Areas of more limited change: Many parts of the Borough of Camden, particularly in the northern part of the borough, are predominantly residential in character. Significant areas of these are designated as conservation areas, for example Fitzjohns/Netherhall where this property lies within. Therefore, this policy seeks to ensure that development in the areas of more limited change respects the character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits where appropriate.

Policy CS14 Promoting high quality places and conserving our heritage: The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden Development Policies (2010)

Policy DP24 Securing high quality design: The Council will require all developments, including alterations to existing buildings, to be of the highest standard of design and will expect developments to consider: character, setting, context and the form and scale of neighbouring buildings as well as the character and proportions of the existing building, where alterations are proposed. The council also requires the applications to consider the quality of materials to be used.

Policy DP25 Conserving Camden's heritage Conservation Areas: In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas and will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Camden Planning guidance (2015)

CPG1- Design Excellence: Camden is committed to excellence in design and schemes should consider the context of a development and its surrounding area, the design of the building itself and the materials used.

CPG1- Heritage: The Council will only support development within conservation areas that preserves and enhances the character and appearance of the area.

CPG1- Guidance for all and alterations: Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like-for-like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.

Design and Access

The proposal will not alter the appearance of the property and will further enhance the property by protecting the property from further leaks and dampness within the property. The proposal is therefore a minor development which is sustainable and in keeping with the character of the property and neighbouring properties. No changes are proposed to the access to the flat or building.

Conclusion

A review on the relevant national and local policies shows that the development guidance and policies are highly concerned about the material, size, design and scale of the new proposals for alteration/replacement within the conservation area. The reviewed policies emphasise on keeping the original features of a building, fixing them and if necessary replace them with the same materials to match that which would contribute toward the significance of a heritage asset.

Although the best practice regarding windows of a heritage asset is to repair and upgrade rather than to replace but in the case of this application and as the pictures show, the current casement sash window has failed in its structural purpose and is rotten with cracks and damp beneath the white paint. The cracks in the frame and muntins not only are damaged but also are causing disrepair to the lower wall and if not replaced they would worsen the damp of the wall's plaster and paint. The existing window if not repaired, will result in the associated wall to fall in to poor condition.

The proposal to replace the timber sash window in an environmentally sensitive way which is in keeping with the original character and setting of the building and the quality of its design and therefore won't have any diverse impact on the significance of this Grade II listed property. The proposed plan seeks to contribute toward the maintenance and enhancement of the character of the property by mitigating the source of damage to the window as an important external/internal structure of the building.

The proposed plan seeks to ensure that the replacement of the window is like-for-like and the original design, material and the proportion of window opening will be retained. This way, the replacement will make a positive contribution toward the conservation of the property for future generations.

The proposed plan complies with the relevant national and local policies, and will cause no loss or harm to the character or the setting of this building and will have no impact on the neighbouring properties.