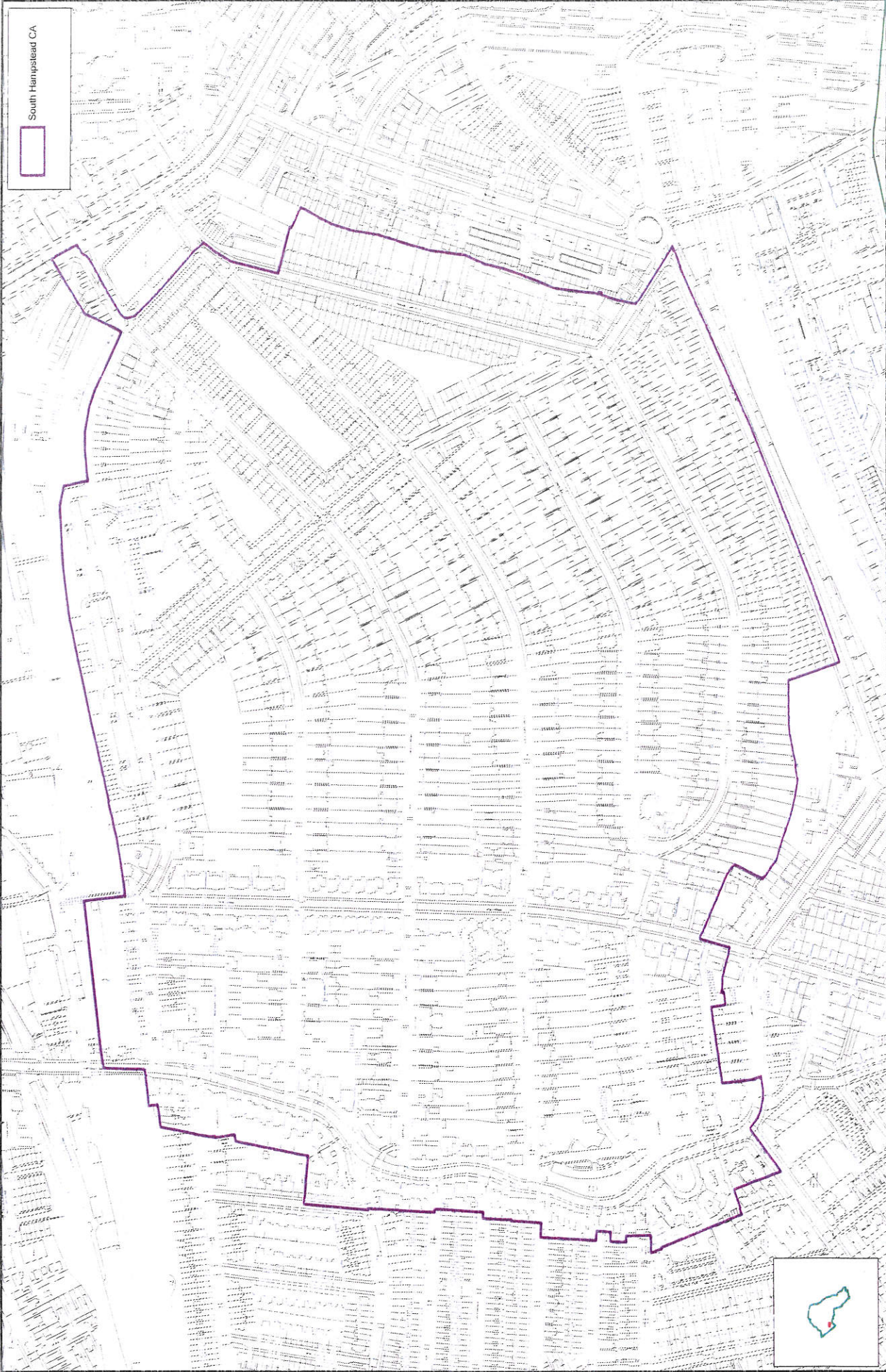


APPENDIX 8



Map 1. South Hampstead CA

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**SOUTH HAMPSTEAD CONSERVATION AREA (*Formerly known as Swiss
Cottage Conservation Area*)**

CHARACTER APPRAISAL AND MANAGEMENT STRATEGY
FEBRUARY 2011

Prepared by
Conservation & Urban Design Team
London Borough of Camden

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APPENDICES

Appendix 1: Conservation Area Boundary

Appendix 2: Designation Area Boundaries & Dates

Appendix 3: Urban Grain

Appendix 4: Topography

Appendix 5: Historic Plans

- i) OS Map 1871
- ii) OS Map 1894
- iii) OS Map 1914

Appendix 6: Sub Areas within the Conservation Area

Appendix 7: Built Heritage Audit

Appendix 8: Built Heritage Audit Plan

Appendix 9: Trees and Green Spaces Map

- 6.8 These are buildings which neither preserve nor detract from the character and appearance of the area and where there may be potential for enhancement. They are predominantly made up of 20th century infill building; many of which display a poor quality of design. Neutral buildings are shown on the Heritage Audit plan at Appendix 8.

The extent of intrusion or damage (negative factors)

- 6.9 These buildings, elements or spaces detract from the special character or appearance of the area. Sensitive redevelopment may provide an opportunity for the beneficial change. In other words they blight the area and improvement is expected in proposals for redevelopment.

There are no buildings which are considered, at the time of writing, to detract from the special character and appearance of the area.

Opportunity sites

- 6.10 There are no opportunity sites identified within the conservation area in the Camden LDF.

Buildings at Risk

- 6.11 In 2009 English Heritage designated Swiss Cottage (as it was then known) as a **Conservation Area at Risk**, which means that it has deteriorated in the last three years / is expected to in the next three and as such is considered to be at risk of loss of historic significance. Issues such as development pressures, erosion of historic detail, insensitive highway schemes, empty buildings and lack of investment are types of factors which are considered when assessing whether an area is improving, stable or declining. In the case of Swiss Cottage it was the systematic loss of historic features which tipped it onto the Register. Because Article 4(1) Directions (see below) were introduced in 2010 the conservation area was removed from the Register.

7.0 PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

Summary of Issues

- 7.1 Whilst some redevelopment of sites has occurred in recent years, the bulk of planning proposals since designation in 1988 have been for residential alterations, conversions, extension and forecourt parking.
- 7.2 Perhaps the greatest single development pressure in the area is the continued trend for the conversion of former single family dwelling houses, to flats and maisonettes. A 2008/9 survey showed that of the 1,150 or so buildings in the conservation area, 1,000 are residential and these contain some 3,850 individual properties. About 70% of

residential properties in the area are thus purpose built or converted flats. The trend for residential conversion has led a number of associated development pressures, some falling within planning control:

- excavation of basement areas for additional accommodation
- rear extensions and loss of rear gardens to hard landscaping
- roof extensions and changes to roof profiles and detail

And others outside:

- increased on street parking and pressure for forecourt parking
- loss of verdant front gardens for parking / hard landscaping
- loss of front boundary walls; inappropriate replacement walls / railings
- pressure to fell and lop trees
- provision of refuse facilities within front gardens
- elevational alterations and loss of detail

7.3 Other issues that have arisen since 1995 include:

- Loss of Historic Shop Frontages / Poorly Designed Replacements
- Poor Quality 20th Century Infill Buildings

Article 4 Directions

7.4 In recognition of the issues outside planning control detailed survey work was undertaken in 2008/9 to assess the loss of features and make recommendations to halt erosion in the conservation area. The survey showed that 23% of boundary walls had been lost, and 43% of front gardens had been paved over for parking. The survey also highlighted a significant number of properties with original stained glass/ leaded window and doors which were increasingly being removed, along with other issues such as new rooflights, detracting from the balance and design of the roofscape and front elevations, and loss of historic features on front and side elevations which face the road.

7.5 To stop this erosion, and give the opportunity for reinstatement of historic features an Article 4(1) Direction was made on the majority of properties within the conservation area in July 2010.

7.6 An Article 4(1) Direction removes what are known as 'Permitted Development rights' under the Town and Country Planning (General Permitted Development) Order 1995. It means that residents have to make a planning application for certain types of work to the front of houses and the sides of corner houses which face the road. It does not stop residents carrying out minor alterations like installing security lighting, burglar alarms or repainting.

The Article 4 Direction requires residents to make a planning application for the following works:

1. Enlarging, altering or improving the front of a house – including alterations to and replacement of windows, doors, decorative details such as porches, terracotta panels and ironwork
2. Painting the front of a house (if it will differ from the traditional surface treatment). You do not need to apply for planning permission to repaint your house if it is already painted or covered in 'stucco' or a traditional render finish.
3. Additions or alterations to the roof at the front of a house, including the installation of a roof-light or solar panel
4. Erecting, altering or removing a chimney
5. Making, enlarging, improving or altering a hard surface at the front of a house
6. Erecting, altering or demolishing a gate, wall or fence at the front of a house

- 7.7 Because the measures are to protect historic features, residents can still carry out works of repair and replacement without making a planning application, if the replacement materials and design closely match the existing materials and design.

Article 4 Design Guide

- 7.8 The Article 4 Direction is accompanied by a *Design Guide* to explain works of repair and alteration and give residents guidance on making planning applications. It encourages owners and occupiers to undertake sensitive repairs and to reinstate historic features where they have been lost. Even minor changes to the appearance of houses can destroy the character and appearance of the area, and potentially lower the value of the house, so the basic principle underlying the advice on the Guide is to:

- keep your historic property in good repair
- retain and repair historic features rather than replace them.

The Design Guide can be downloaded from our website at: www.camden.gov.uk/conservingcamden or can be requested from Camden Planning reception.

Benefits of Article 4 Directions

- 7.9 The introduction of Article 4(1) Directions is to ensure that original features are preserved and, where possible, repaired rather than replaced. Historic features are normally capable of being sensitively repaired and this is often cheaper than wholesale replacement. Historic features can also add value to your property, and a recent survey by English Heritage showed properties with original features tend to sell for

more, and more quickly, than equivalent properties outside a conservation area.

Trees

- 7.10 Street trees and trees in gardens are vulnerable to the sometimes conflicting interests of property owners and the environmental benefit.

Excavation Of Basement Areas For Additional Accommodation

- 7.11 In recent years, South Hampstead Conservation Area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. Some of these (e.g. on Aberdare Gardens) are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.

- 7.12 Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting. The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.

Rear Extensions and Loss of Rear Gardens to Hard Landscaping

- 7.13 While a small number of rear elevations and private rear gardens are visible from the street in South Hampstead, a much larger number are visible from the private open spaces and in long views from the rears of individual properties. The long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance.

- 7.14 In recent years however, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a significant number of planning applications for large rear extensions and significant loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, open character of the conservation area. Applications are always assessed in line with Camden Planning Guidance, however particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens.

Roof Extensions and Changes to Roof Profiles and Detail

- 7.15 It is notable that in April 1988, guidelines for roof alterations in the area were formally adopted by the Council, prior to the area's adoption in November of that year as a conservation area. The wide variety of roofs – from simple decorated gables, to elaborate Dutch gables and pediments, to steep French style hipped and mansard roofs, turrets and ogee-shaped domes - play a very important role in maintaining the character of the conservation area
- 7.16 In recent years, as above largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a number of planning applications to alter roofscapes and insert new dormer windows to the front and rear of buildings in the conservation area. These can be damaging to the character of the area if what is proposed does not take into account the careful design of the original building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole. The variety of roof forms in the area means that each proposal must be carefully judged on its design merits; alterations should not result in increased visual bulk to the roof, nor should they draw more attention than existing to the roofslope. Where a building forms one of a harmoniously composed terrace or group, or indeed is a prominent corner building with a carefully designed hipped roof, insensitive alterations this can be particularly damaging to the design of the host building and the street as a whole. Rooflights inserted insensitively in the front or visible side roofslope, even when they are flush fitting, also erode character and upset the careful balance of solid to void on the principal elevation.

Loss of Historic Shop Frontages / Poorly designed replacements

- 7.17 Whilst a number of historic shop fronts do survive many are marred by unsightly strip fascias, cluttered signage and unconsidered shopfront design.

These include:

- 92-98 (even), 104-112 (even), 169-177 (odd) West End Lane
- 7-13 Fairhazel Gardens
- 2-8 Canfield Gardens and 219A-D Finchley Road

- 7.18 219A-D Finchley Road and 104-112 West End Lane are shops housed at ground floor level in the Finchley Road and West Hampstead tube stations respectively. Both these and the tube stations themselves would benefit from a holistic design approach being taken to remove unnecessary signs, posters and associated clutter, consider ways in which the surviving fabric can be upgraded and historic features reinstated where lost.

Poor Quality 20th Century Infill Buildings

- 7.19 While there are a small number of 20th century infill buildings which are considered to make a positive contribution to the conservation area, modern infill is often of a very poor quality in terms of design. In some cases traditional materials (brick, render) are used and the new building is designed to mimic adjacent historic buildings, in other cases overtly modern forms are adopted. In most cases neither approach is wholly successful
- 7.20 Where a historic form is chosen details are often not accurately copied and poor quality materials e.g cheaper bricks, uPVC windows and 'off the peg' details which do not achieve the same quality and visual attraction as the adjacent historic buildings. Indeed the poor quality "historic" infill juxtaposed against the real thing only serves to highlight the difference in quality between the two. Where overtly modern forms are chosen for infill sites the general trend appears to demonstrate that too little weight has been given to form, design and detail.
- 7.21 Whether a modern building distinguishes itself by difference (in materials, form, detail) or chooses to blend seamlessly with its neighbours, inadequately considered design, cheap materials, and 'off the peg' details (e.g windows, doors) will fail to make a successful infill building which preserves or enhances the character and appearance of the conservation area.

Positive change

- 7.22 The capacity for new development is low within the area; however, incremental reinstatement of quality details, reinstating garden walls and railings and front gardens (see below), will enhance the area.
- 7.23 There is scope for public realm improvement e.g. removal of clutter or signage designed more appropriately and introduced subtly and only where absolutely required.

Assessment of the boundary

- 7.24 The conservation area boundary has been assessed and no changes are proposed.