

from these subterranean rooms and harm the character of a building's garden setting. Development will be resisted where it is considered there would be a negative impact on the character and appearance of the conservation area.

- 13.33 When considering applications for basement extensions within the conservation area, the Council will also need to be satisfied that effective measures will be taken during demolition and construction works to ensure the stability of the building and neighbouring properties.
- 13.34 To check whether planning permission is required for basement works, please visit the Council's website at www.camden.gov.uk/planning and refer to the Council's New Basement Development and Extensions to Basement Accommodation Guidance Note (February 2009). Alternatively, please contact the Council's Duty Planner on tel 020 7974 5613.

Roof Extensions and Changes to Roof Profiles and Detail

- 13.35 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 CA.

Roof Alterations

- 13.36 Proposals which alter existing roof profiles will generally be resisted unless to replace unsightly later additions with less visually disruptive alternatives. Uncharacteristic roof forms will be unacceptable.
- 13.37 Architecturally interesting roof features such as ridge tiles, turrets, decorated gables, chimney stacks and pots should always be retained.
- 13.38 Recessed roof terraces to the front or side slopes are unlikely to be unacceptable.
- 13.39 Recessed roof terraces may be allowed to the rear roof slope in line with CPG. However raising the roof ridge and / or changing the roof pitch to the front, side or rear slopes is unlikely to be acceptable.

Dormer Windows and Roof Lights

- 13.40 Proposal for dormers within the conservation area will be considered on their own merit and subject to Camden Planning Guidance 2006 and (draft) 2011. In some cases they may not be acceptable due to the

impact on the design of the roof, the host building and the surrounding properties. Particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.

- 13.41 Roof lights may be considered acceptable if fitted flush with the roof and located on the rear roof slope. The individual merits of each proposal will be considered in relation to their impact on the character and appearance of the conservation area..

Rear Extensions and Loss of Rear Gardens to Hard Landscaping

13.42 There are many attractive, historic rear elevations in the conservation area, visible both from neighbouring gardens and often in long views (e.g. across the private amenity spaces). As such, alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings. A large number of rear elevations are visible from the communal amenity spaces to the rear and the impact of development on these will be carefully considered.

13.43 Development which results in the loss of private open spaces is unlikely to be acceptable due to the positive contribution of these spaces to the character and appearance of the conservation area. Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.

13.44 Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, or adjoining communal amenity spaces, where the visual impact of a proposal may be greater.

Front Garden Spaces

13.45 Loss of front garden spaces can significantly detract from the appearance of the area and further harm is caused by the paving over of green spaces, loss of boundary walls and hedges, the erection of inappropriate walls, railings and gates and the visual intrusion of the cars themselves parked within the former garden. Unfortunately a significant number of gardens and boundary walls have been removed in the area, making the retention of those surviving, and the reinstatement of those lost, a high priority.

13.46 Where part of the front elevation has been adapted to form a garage, the Council will encourage the reinstatement of habitable rooms.

13.47 Where front refuse bin stores are considered necessary, great care should be taken to ensure that the store is located sensitively. This

would include concealment by existing boundary walls and planting, the use of sensitive materials (reclaimed brick or timber) and siting away from the main frontage of the building.

Front Boundaries

13.48 The brick boundary walls, gate posts and ironwork along the frontages are an important facet of the character of the entire conservation area. An Article 4 Direction is in place in the conservation area requiring planning permission for all works (except repairs and like for like replacement) to front boundary treatment. The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them.

Car parking cross-overs

13.49 Reinstatement of front gardens and typical local boundaries (for example hedges or walls) is encouraged where cross-over parking has been implemented in the past. This is an important way of enhancing the streetscape and incrementally improving the quality of the area.

13.50 Planning permission is required for changing a hard surface at the front of a house or flat in the conservation area. This includes paving over a front garden (or garden at the side of the property where this faces a road) where it is not already paved, or changing the size or a material or size of an existing paved areas. In addition to where Planning Permission or Conservation Area Consent is required, approval for a cross over is also required from the Council's Highways Department.

Introduction of New Services

13.51 Prominent external telecommunications apparatus and electrical equipment, including cable runs, satellite dishes and inappropriate light fittings and security systems, can harm the appearance of an historic building. Efforts should be made to find discrete solutions appropriate to the character of the area. Please see paragraph 13.69 in relation to satellite dishes. Guidance on the installation of telecommunication equipment including mobile phone masts, satellite dishes and aerials can be found in the Camden Supplementary Design Guide or by contacting the Planning Services above.

13.52 Fire escapes should be located internally. If external means of escape cannot be avoided they should be located in a position that does not detract from the appearance of the Conservation Area. If they any element is visible from the public realm particular attention will need to be paid to the materials, colour and detailing.

Changes of Use

13.53 The Council will keep under review changes of use to see whether particular policies are required to protect the character of the area.

Demolition of Buildings

13.54 The total or substantial demolition of an unlisted building in a conservation area requires conservation area consent. In accordance with relevant Government guidance, the Council will normally expect all buildings that make a positive contribution to the character or appearance of the Conservation Area to be retained. Any proposals for the demolition of an unlisted building would need to be fully and robustly justified in terms of the requirements set out in PPS5.

13.55 The Council would need to be convinced of any case for demolition. Demolition of a building is unlikely to be permitted without an appropriate redevelopment scheme and reasonable certainty that this would be implemented.

13.56 Walls, gates and fences in conservation areas are also protected from demolition as a result of the Article 4 Direction which is in place in the conservation area.

Control of Advertisements

13.57 The predominant residential character of the Conservation Area offers limited scope or necessity for the installation of a wide range of signage. Any large scale signage, particularly illuminated signage, would be entirely inappropriate and would certainly require advertisement consent. A proliferation of signage, even of an appropriate design, could harm the character of the Conservation Area.

13.58 The proliferation of estate agents boards is an ongoing concern. The legislation concerning the display of advertisements is contained principally in the Town & County Planning (Control of Advertisement) Regulations 1992. One control mechanism is the use of Regulation 7, which is force in the conservation area.

Development Briefs and Design Guidance

13.59 The Conservation Area Appraisal has not identified any sites that would be appropriate for large scale new development and so the need for development briefs for individual sites is distinctly limited.

13.60 Where development proposals come forward, developers will be encouraged to work with the Council to prepare development briefs appropriate for the Conservation Area.

- 13.61 A range of guidance on development control issues is set out within Camden Planning Guidance and should be considered by applicants and their advisors. This is available on the Councils website and will be applied in decision-making when appropriate.
- 13.62 Other guidance includes the Design Guide on Swiss cottage Conservation Area (please note the name of this document will change to South Hampstead Design Guide) and guidance on sustainable development in conservation areas which can be found on the Council's website. Further guidance in relation to listed buildings and their repair and maintenance is available from English Heritage and organisation such as The Victorian Society.
- 13.63 The Council will seek to maintain and update specific design guidance

Public Realm Strategy

- 13.64 The appraisal has identified elements of historic streetscape interest within the Conservation Area. These include granite kerbs, York paving stones and slabs, cast iron bollards, cobbles and other increasingly rare examples of historic street furniture add interest and character to the public realm within the Conservation Area. It should be borne in mind that these lists may not be exhaustive and in any streetscape proposals consideration should be given to the value and retention of any elements of historic streetscape interest.
- 13.65 The Council has produced the Streetscape Design Manual to raise the standard of street works consistently throughout the Borough. Reference should be made to this document and consultation with conservation officers undertaken.
- 13.66 The planning authority will seek to encourage improvements to the public realm including the reduction of street clutter and improved street lamps, wayfinding and signage design. Information and advice can be found in the Council's Streetscape Design Manual. English Heritage guidance 'Streets for All' should also be considered.

Satellite dishes

- 13.67 Satellite Dishes are unacceptable where they are on a main facade, in a prominent position or visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, or below the ridge line and out of sight at roof level. Planning permission is usually required.

Landscape Elements

- 13.68 Advice on street trees can be found at www.camden.gov.uk/streetscape
- 13.69 The Council's free publication 'A Guide to Trees in Camden' contains information on the benefits of trees and the law relating to trees in conservation areas.

Enforcement

- 13.70 In addition to listed building enforcement powers, the Council has adopted an Enforcement Policy for handling complaints of unauthorised development and will investigate and where necessary take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the special qualities of the Conservation Area.
- 13.71 Guidance regarding enforcement issues can be found in PPG18: Enforcing Planning Control and Circular 10/97: Enforcing Planning Control: Legislative Provision and Procedural Requirements (published by DETR).
- 13.72 The Council will, if necessary, utilise powers under sections 214 and 215 Town and Country Planning Act 1990 to ensure that appropriate action is taken against sites that detract from the amenity of the Conservation Area.
- 13.73 The Council will consider the efficacy of using Completion Notices to secure the completion of any unfinished works which are impacting on the area's appearance.

Trees, green spaces and biodiversity strategy

- 13.74 The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the conservation area. Advice on street trees can be found at www.camden.gov.uk/streetscape
- 13.75 Many trees within the conservation area have statutory protection through tree preservation orders (TPOs). Additionally any tree within the conservation area over 75mm diameter that is not covered by a TPO is still protected and anyone proposing to cut down, top or lop a tree is required to give six weeks' notice to the Council.
- 13.76 Camden's Tree Officers within the Conservation and Urban Design Team can advise on all aspects of trees on private property within the Swiss Cottage Conservation Area.

- 13.77 The Council's free publication *A Guide to Trees in Camden* contains information on the benefits of trees and the law relating to trees in conservation areas: email PPP@camden.gov.uk
- 13.78 If building or excavation works are proposed to a property in the Conservation Area, consideration should also be given to the existence of trees on or adjacent to a site, including street trees and the required root protection zones of these trees. Where there are trees on or adjacent to the site, including any street trees, an arboriculture report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction', or by contacting the Council's Tree Officer on 020 7974 5616.
- 13.79 The general canopy/tree character of the conservation area is largely formed of continuous bands of trees spanning rear gardens with intermittent tree cover in front gardens. The general level of tree cover in the conservation area is relatively high and comprised of a wide range of sizes and species. Trees in front gardens provide a very important landscape and streetscape function and this is especially true where street trees are not present. Vistas/views down tree lined streets often provide continuity within the streetscape with varying colours and textures. These important landscape features of the conservation area require both protection and enhancement where possible.
- 13.80 Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens.
- 13.81 Damage to pavements is sometimes caused by root growth, and the canopies need periodically to be pollarded. This is a matter of ongoing monitoring and maintenance in order to preserve the leafy character of the side streets.
- 13.82 As trees die, replacement with varieties that encourage biodiversity and minimising root damage is to be encouraged while maintaining the overall character.
- 13.83 All new development should have a high standard of external space which should respect the character of the conservation area.
- 13.84 The Town and Country Planning Act 1990 (as amended) makes special provision for trees in conservation areas which are not the subject of a tree preservation order (TPO). Under section 211 anyone proposing to cut down or carry out work on a tree in a conservation

area is required to give the local planning authority (LPA) six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the trees. In the case of trees covered by a TPO, a standard form must be submitted to the LPA. Anyone who cuts down, uproots, lops, tops wilfully destroys or wilfully damages a tree in a conservation area or covered by a TPO without prior Council consent is guilty of an offence and if convicted in a Magistrate's Court could be liable for a fine. Please contact the Tree and Landscape Team for more information on 020 7974 5616.

13.85 The Council will generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of tree would also be resisted and the pruning of trees which have developed a natural and attractive shape and form should be preserved and protected and any application to reduce these trees will be resisted.

13.86 Where tree works are required in order to mitigate the effects of perceived subsidence, supporting evidence to demonstrate the tree's involvement is required with any application.

13.87 Loss of front gardens and boundary treatment (hedges and brick walls) is detrimental to the character of the streetscape and conservation area in general. This is generally as a result of the provision of offstreet parking or to pave over the front garden to reduce maintenance. Front gardens are very important not just for aesthetic reasons, but also for biodiversity, sustainable drainage and to reduce the heat island effect. Planning permission is now required for the paving over of more than 5 square metres of front garden.

14.0 OTHER ISSUES

14.1 There are a number of issues that the Council may wish to consider in relation to the management of the Conservation Area.

Promoting Design Quality

14.2 The Council will ensure continued consultation with local interest groups, including CRASH.

14.3 Design awards and environment champions will be used by the Council to encourage high quality design.

Consideration of resources to sustain the historic environment

- 14.4 London Borough of Camden has a limited team of conservation officers and landscape officers that support the aims of the designation of the area and give advice and assistance to the public.
- 14.5 Camden has had a Heritage Champion to promote heritage issues. At the time of writing the role is up for re-election.
- 14.6 CRASH is run on a voluntary basis and receives no funding from the Council.

Procedures to ensure consistent decision making

- 14.7 The Council requires high quality applications for works in the Conservation Area; therefore, applicants need to:
- i) ascertain where planning permission or conservation area consent is required for alteration and demolition
 - ii) ascertain what is significant about the space/ feature/ building
 - iii) understand the relevant policies and guidance
 - iv) show what effect the proposal will have on the space/ feature/ building – this may require an historic environment impact assessment
 - v) illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages
- 14.8 The Council has strict procedures to ensure that applications will only be validated where there is sufficient information to assess the proposals.
- 14.9 It is recommended that applicants consult the duty planner prior to application.
- 14.10 Planning applications will be determined in accordance with local guidance (Camden's Planning Guidance and the Conservation Area Appraisal), local policy (London Borough of Camden's Local Development Framework 2010), and national policy (The London Plan).
- 14.11 Other guidance, for instance that published by English Heritage on listed buildings and conservation areas, will also be taken into account.

15.0 COMMUNITY INVOLVEMENT

- 15.1 Community involvement is encouraged in order to:

- promote 'ownership' of the Character Appraisal and Management Strategy by both the local community and the Council in order to achieve incremental improvements
- support the Sustainable Community Strategies and Local Area Agreements within the draft LDF to promote satisfaction with the local area and increased civic participation in the decisions affecting conservation areas

15.2 Conservation Area designation is about recognising the significance of an area and what gives its special character. Designation is not intended to prevent change but to make sure that the effects on what people value about a place are properly considered.

English Heritage.

15.3 Camden has a statutory duty to publish proposals for the enhancement of the Conservation Area.

15.4 Local residents are already involved in CRASH. This group brings issues affecting the conservation area to the Council's attention.

15.5 If you wish to become involved or find out more, CRASH's contact details are available on CINDEX, <http://www.camden.gov.uk/cindex> .

15.6 English Heritage has launched a campaign to support the preservation and enhancement of conservation areas and it provides a campaign pack of information on request. To find out more see www.english-heritage.org.uk

16.0 GUIDANCE

Information

16.1 A range of information is available on the Council's website to assist businesses, occupiers and developers in making applications that will meet the objective of preserving or enhancing the character or appearance of the conservation area.

16.2 London Borough of Camden, *A Guide to Trees in Camden* contains information on the benefits of trees and the law relating to trees in conservation areas.

16.3 London Borough of Camden '*Your Camden*' is an internet magazine for the borough.

16.4 English Heritage has many useful publications, all available on their website including:

Heritage at Risk register and guidance
Campaign for Conservation Areas
Streets For All

16.5 There is a wealth of further information provided by English Heritage, the Victorian Society, Twentieth Century Society, SPAB and other conservation organisations. The Planning portal is also useful for general planning issues. Contacts are listed below.

17.0 Contacts

Camden
Planning and Public Protection
Town Hall Extension
Argyle Street
London
WC1H 8ND

tel 020 7278 4444
www.camden.gov.uk
email ppp@camden.gov.uk

English Heritage
London Office
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

tel 020 7973 3000
web www.english-heritage.org.uk
email london@english-heritage.org.uk

Victorian Society
1 Priory Gardens
LONDON
W4 1TT

tel 020 8994 1019
web www.victoriansociety.org.uk
email Admin@victoriansociety.org.uk

Twentieth Century Society
79 Cowcross Street
London
EC1M 6EJ

tel 020 7250 3857

web www.c20society.org.uk
email caseworker@c20society.org.uk

CABE
1 Kemble Street
London
WC2B 4AN

tel 020 7070 6700
web www.cabe.org.uk
email info@cabe.org.uk

The Planning Portal

Web www.planningportal.gov.uk

18.0 Bibliography and References

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