

Heritage Statement

30 Glenilla Road, Camden

February 2018

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Client
Suki Swycher

Date
February 2018

1. Introduction

Purpose of the Report

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Suki Swycher (the applicant) in order to provide relevant information to the local planning authority at application stage with regard to the heritage impacts associated with proposals for the redevelopment of No.30 Glenilla Road ('the Site'), a single residential dwelling located within Belsize Conservation Area.
- 1.2 This application submission has been closely informed by a process of extensive pre-application engagement with the local planning authority. The initial scheme comprised the demolition of the existing building and redevelopment of the site to provide a three storey dwelling (plus basement), a rear outbuilding and associated landscaping. Written feedback was received in March 2017¹ and, in response, the scheme was revised by a new design team and a second pre-application scheme was submitted in August 2017. Written feedback for this scheme was received in October 2017² and the scheme that is now being submitted has responded to this feedback.

Legislation and Policy Context

- 1.3 The requirement for this report stems from the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.³
- 1.4 The National Planning Policy Framework ('Framework') 2012 provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution 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."*⁴
- 1.5 Paragraph 129 then sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1 Pre-application reference: 2016/7012/PRE

2 Pre-application reference: 2017/4719/PRE

3 HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990.

4 DCLG, National Planning Policy Framework (NPPF) 2012 – para.128

Structure of the Report

- 1.6 In accordance with these legislative and policy requirements, **Section 2** of this report firstly identifies the heritage assets within the site and its vicinity that may be affected by the application proposals. **Section 3** provides a statement of significance for the Belsize Conservation Area, in terms of its historic development and character and appearance. This assessment will also make specific reference to the site at No.30 Glenilla Road in terms of its contribution, if any, to the significance of the conservation area. Assessment is undertaken on the basis of existing published information, further archival research and on-site visual survey and analysis.
- 1.7 **Section 4** undertakes an overview of the design proposals and their impact on the significance of the conservation area, in light of the relevant statutory duty in the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy contained within the NPPF 2012 and supported by the NPPG 2014, and also regional and local planning policy for the historic environment as set out in Appendix 2. Finally, **Section 5** draws together a summary of the findings of this report with regard to heritage impacts.

2. The Heritage Assets

Introduction

2.1 The Framework defines a heritage asset 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”.*⁵

Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Belsize Conservation Area

2.3 The Site is located within the Belsize Conservation Area, which was first designated in 1973. The conservation area boundary was subsequently extended several times, in 1984, 1985, 1988, 1991, 1994 and 2002. A map of the conservation area boundary is included at Appendix 1.

2.4 In April 2003, the London Borough of Camden adopted the Belsize Conservation Area Statement. The statement provides a summary of the special character and appearance of the conservation area and sets out a management strategy to be used to inform proposals for development and alteration within the conservation area.

Non-Designated Heritage Assets

2.5 The Framework⁶ identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Local List

2.6 The London Borough of Camden maintains a register of unlisted buildings of local architectural or historic interest or “local list”. However, the Site is not included on the Local List and there are no such assets identified in the vicinity of the Site. Accordingly, it is not necessary to consider this matter further as part of this report.

⁵ DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

⁶ Ibid

3. Significance of the Heritage Assets

Significance and Special Interest

3.1 The Framework defines the significance of a heritage asset as:

“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.”⁷

3.2 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England published its guidance in respect of conservation areas – Advice Note 1: Conservation Area Designation, Appraisal and Management.⁸ This document provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

Belsize Conservation Area

Historical Development

3.3 The Belsize area has its origins as *an area of country houses set in parkland*⁹, which were owned by well-to-do merchants and others who desired a country house close to the city. The area takes its name from Belsize House, which was one of the first to be built in the area. The location of Hampstead and Belsize, surrounded by picturesque rural heathland and close to the city, made it a popular destination for day trips, and for those keen to ‘take the air’ which was considered to be good for health. This popularity with well-to-do Londoners, particularly in the summer months, caused some modest growth to the settlement:

“In 1648 poor inhabitants complained that Londoners were taking their houses for the sake of the air in the summer. As more substantial houses were built for the newcomers on the copyholds and on some of the freehold estates, several, for example, being built in Belsize, indigenous inhabitants tended to move to the heath. Some may have been squatters but most sought grants of the waste, which became copyhold, on which they built small cottages...”¹⁰

3.4 In Rocque’s map of London dated 1746, Haverstock Hill is shown as the principal road running between London and Hampstead, whilst Belsize Lane is depicted running eastwards from Haverstock Hill towards Finchley Road (Figure 3.1). Further to the south, there is a small lane leading to a cluster of buildings which is considered to be one the route of today’s England Lane.

⁷ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

⁸ Historic England. Advice Note 1 - Conservation Area Designation, Appraisal and Management, 2016.

⁹ A History of the County of Middlesex: Volume 9, Hampstead, Paddington. Victoria County History, London, 1989.

¹⁰ Ibid

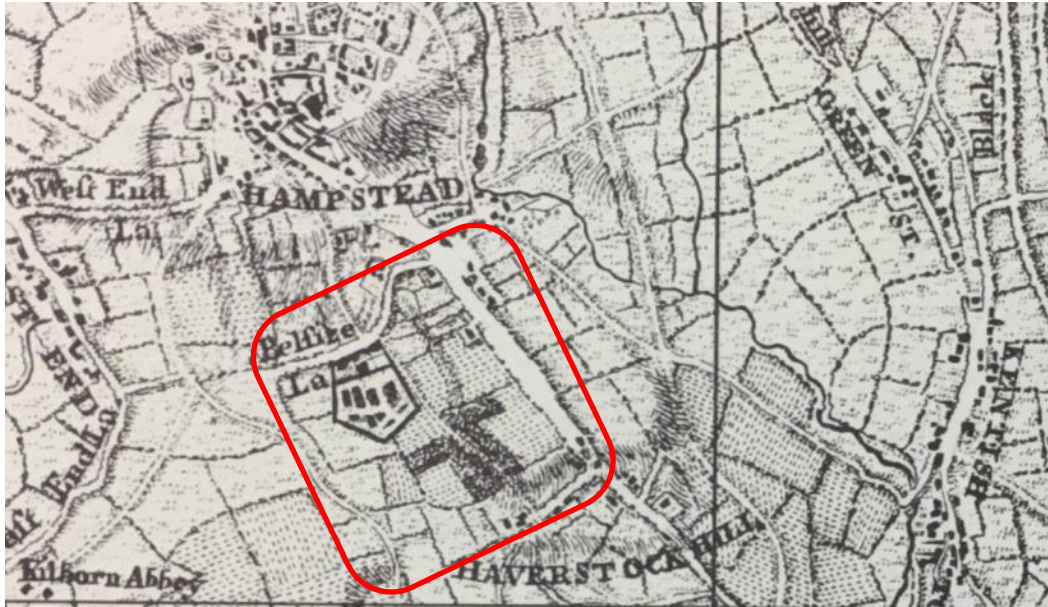


Figure 3.1 – Rocque’s map of 1746

3.5 In 1808, the Belsize estate was split into nine leasehold estates, largely focussed on single country houses set within ‘parks’ (Figure 3.2).¹¹ Early suburban development was focussed along the southern frontage to Haverstock Hill in the 1820s and 1830s; however, only a very small number of buildings remain from this phase (Nos. 26-38 Belsize Grove, Nos.129-131 Haverstock Hill, and No.15 Antrim Grove).

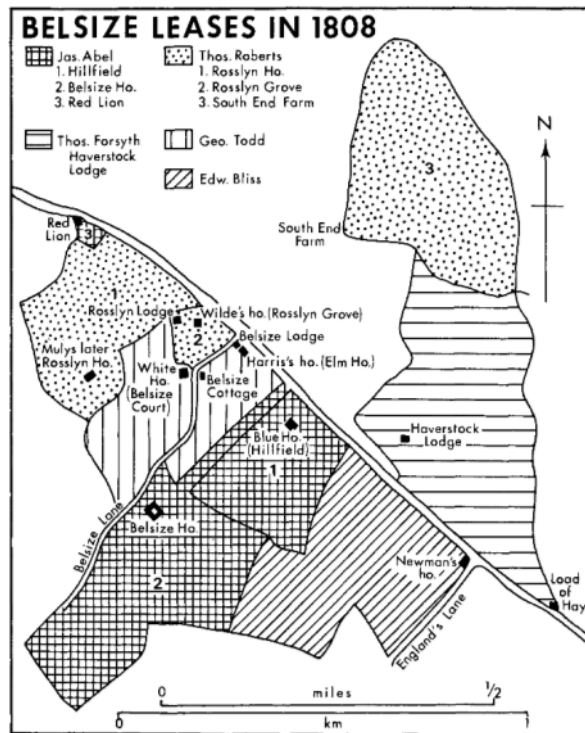


Figure 3.2 – Leaseholds in the Belsize area from 1808

¹¹ A History of the County of Middlesex: Volume 9, Hampstead, Paddington. Victoria County History, London, 1989.

- 3.6 The development of the Belsize area as a residential suburb began apace in the mid-19th century, when the leasehold owner of Belsize Park demolished Belsize House and instigated the development of Buckland Crescent (then Buckland Road), Belsize Park (then College Road), Belsize Square, and Belsize Park Gardens (then Saint Margaret's Road). The Ordnance Survey (OS) map of 1866-71 shows this early phase of development, which largely comprised paired villas set within individual garden plots (Figure 3.3).



Figure 3.3 – 1866-71 OS

- 3.7 The next area to be developed was a small plot of land to the north of Belsize Lane, built up by William Willett and Son between 1868 and 1875, with terraced houses along Belsize Crescent, and mews lanes to either side: Belsize Park Mews, Baynes Mews (then Williams Mews), and Princess Mews. Willett also developed the terraced houses along Primrose Gardens (then Stanley Gardens) to the north of England's Lane. On England's Lane itself, rows of mixed commercial and residential terraces were built, with shop premises at street level. To the south of the conservation area, Eton Avenue was laid out and built up in the 1880s, long with Lambolle Road and Strathay Gardens, whilst Lancaster Grove was extended to the east. The 1893-6 OS map shows this rapid development of the area, which by the turn of the century was largely built up (Figure 3.4).



Figure 3.4 – OS 1893-6

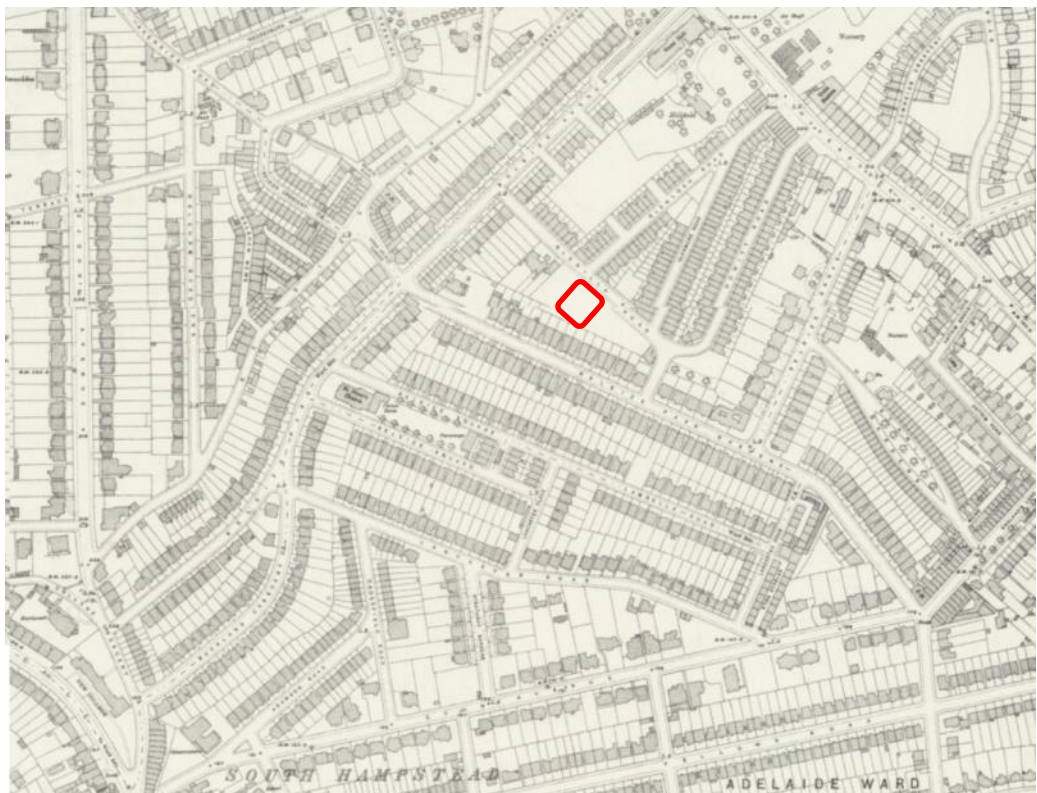


Figure 3.5 – OS 1915 (pre-application site circled)

- 3.8 At the end of the 19th century, the remaining part of the conservation area to be developed was that in the northern apex between Haverstock Hill and Belsize Avenue, to the north of Belsize Park Gardens. This area was developed over the very late-19th and early-20th century by the Glenloch Insurance Company, which laid out Glenloch

Road, Glenmore Road and Howitt Road, running down join Glenilla Road. The 1915 OS map shows that by this time the development of the conservation area was very largely complete; all except for the south side of Glenilla Road, including the pre-application site, which had yet to be built up (Figure 3.5).

- 3.9 The 1939 OS map shows that unlike the uniform rows of terraces on Glenloch Road, Glenmore Road and Howitt Road, the development of the south side of Glenilla Road in the early-20th century was of a more piecemeal nature, with just two pairs of villas at its south-eastern end, and a mixed array of plot widths and building footprints further up the road (Figure 3.6). The Site at No.30 is shown as an individual house with a generous garden plot.

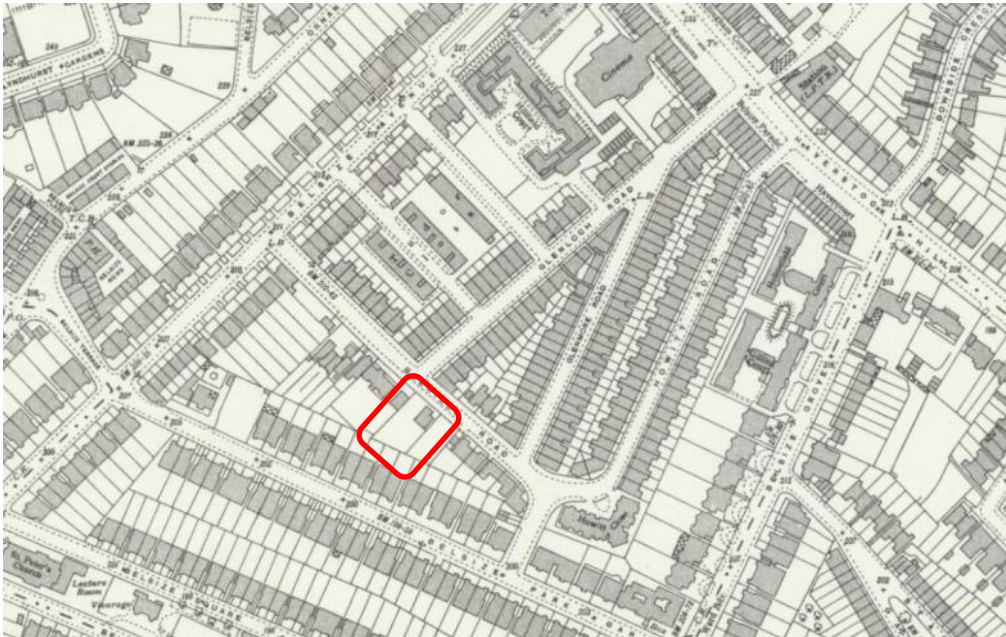


Figure 3.6 – OS 1939

- 3.10 The conservation area sustained very little damage during the Second World War. Following the initial, comprehensive phases of development in the 19th and early-20th centuries, it was subject to only a small amount of localised infill and redevelopment during the 20th century. More recent additions include some public buildings such as the synagogue in Belsize Square (1957), Godolphin House on Fellows Road (1960s), and new private schools in Eton Avenue and Crossfield Road (1990s). However, on the whole, the conservation area has retained the historic building stock and street pattern, which was developed from the mid-19th century.

Character and Appearance

- 3.11 The conservation area is large, and occupies land rising to the north towards Hampstead village. It is characterised by streets of large detached and semi-detached villas dating from the 19th and early-20th centuries, which are of varied architectural styles but with consistencies in scale and material palette.
- 3.12 The local planning authority's published *Conservation Area Statement* (2002) describes the character of the area and key issues it faces. The document identifies six sub-character areas, reflecting different densities, scales and styles of building, within the

overall whole: (1) Belsize Park; (2) Belsize Village; (3) Eton Avenue; (4) Glenloch; (5) Primrose Gardens/Antrim Road; and, (6) England's Lane. The Site at No.30 Glenilla Road is located within Sub Area (4) Glenloch.

- 3.13 **Sub-Area (1) Belsize Park** is defined as a substantial area of mid-19th century villa development, that has strong consistency in terms of their Italianate styling, scale (mostly three storeys with lower ground and sometimes an attic level), and also their relationship to the streets with generous front gardens set behind boundary walls (Figure 3.7).



Figure 3.7 – View east along Belsize Park Gardens

- 3.14 **Sub-Area (2) Belsize Village** occupies the north-eastern part of the conservation area, and is principally comprised of terraced houses largely dating from the 1850s to 1880s, and a shopping area focused on the triangular space at the junction of Belsize Lane and Belsize Terrace (Figure 3.8). This area was developed on the site of Belsize Farm and became a service area for the grander houses in neighbouring streets with a series of mews, now mostly rebuilt.



Figure 3.8 – Commercial and residential buildings on Belsize Lane

- 3.15 The mews area – Daleham Mews, Baynes Mews and Belsize Park Mews – is an interesting area comprising single aspect, two-storey mews terraces generally built of London stock brick. The terraces front directly onto the narrow streets and courtyards, and were initially developed by Tidey (1850-1870) and later by Willett in the 1870s. Belsize Village itself comprises larger scale terraces with more decorative elevations and buildings of consistent materials providing a coherent and distinct character. The triangular space is an attractive open space paved in York stone.
- 3.16 **Sub-Area (3) Eton Avenue** is a consistent area of predominantly late-Victorian housing with some Edwardian pockets of development. On the southern edge of the conservation area, Eton Avenue and Strathway Gardens comprise large detached red-brick houses built from 1885 to c.1900, many constructed by William Willett & Sons and a number listed at grade II. The straight road is defined by extensive mature street trees which both filter views to properties and enclose the street. The buildings exhibit Domestic Revival architectural influences, and despite the variety of elevational treatments feature recurring elements such as canted and bow bays, large slab chimneys, gables and white painted timber windows. At the junction of Eton Avenue and Lancaster Grove, the Belsize Fire Station is a notable landmark building in the Sub Area, 1912-15 by Charles Canning Windmill of the Fire Brigade Branch of the London County Council Architects Department – an L-shaped plan with an accommodation range to Eton Avenue (Figure 3.9). At the west end of Eton Avenue, where it joins Adamson Road, the character of the Sub-Area changes markedly with the influence of the town centre close by.

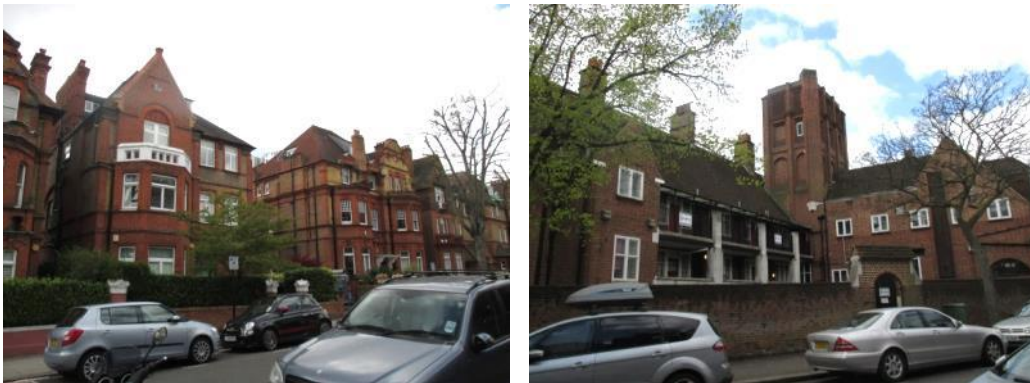


Figure 3.9 – Eton Avenue (L) and the Fire Station (R)

- 3.17 Fellows Road defines the southern edge of the conservation area and faces the 1960s Chalcots Estate. This is characterised by 3-storey paired villas and houses, displaying a mixture of Classically-influenced design, and more eclectic Arts and Craft and Italianate detailing. Towards the western end of the road, larger-scaled residential development is visible denoting the edge of the leisure complex and library beyond. The character of the road is heavily influenced by its context of later-20th century residential development and the town centre.
- 3.18 **Sub Area (4) Glenloch** is a distinct area of Edwardian terraced houses, located towards the north of the conservation area. This area was developed by the Glenloch Insurance Company and is characterised by more modest dwellings of smaller scale, and laid out with a tighter grain (Figure 3.10). Notable detailing includes Art Nouveau-influenced

stained glass to front doors and boundary walls forming distinct edges in the street scene. Haverstock Hill on the north eastern edge of the conservation area comprises a 1930s shopping parade with some long distance views possible to St Paul's Cathedral to the south east.



Figure 3.10 - Uniform terraced houses on Glenloch Road

- 3.19 The Site is located within this sub area. The Belsize Conservation Area Statement describes the character and appearance as:

“The houses along Glenloch, Glenmore and Howitt Roads are two storey red brick terraces with a basement and an attic storey within a slate-faced mansard. At roof level the party walls are expressed as upstands with shared chimneys located at the ridge that step up the street. The terraces are of similar design but show variations. All have three light, two storey bays and dormers and utilise render and white painted timber frames to provide contrast. The upper portions of windows are sub-divided by glazing bars, some with a decorative sunrise motif. The elevations give strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration. Many front doors still have stained glass of Art Nouveau design. The plots are small with tiny rear gardens and narrow frontages. The consistent use of ‘lava’ bricks to form the frontage boundaries is characteristic of these streets and forms a distinctive edge. This is lost where frontage walls have been removed. The urban form is offset by small street trees and planting within the front gardens. Most properties retain laurel hedgerows above the boundary walls.

Glenilla Road is less consistent in character having a variety of buildings of different ages, materials, styles and heights along its southern side. Sussex House is an overbearing flat block significantly larger than the other buildings in the street.”¹²

¹² London Borough of Camden, Belsize Conservation Area Statement 2002.

- 3.20 As the Conservation Area Statement highlights, the piecemeal nature of development on Glenilla Road in the early-20th century has created a much more varied building stock and character along this street, which contrasts with the uniform rows of terraces and villas that characterise the neighbouring streets in the sub-area (Figure 3.11). Along with several dwelling houses that display a mixture of architectural styles (including the Site at No.30), there is a small chapel, a substantial apartment block (Sussex House), and a small group of former artists' studios.



Figure 3.11 – Mixed development on the south side of Glenilla Road

- 3.21 **Sub Area (5) Primrose Gardens and Antrim Road** is notable for the elongated oval open space of Primrose Gardens, with its associated long curved terraces that were initially developed in the 1880s (Figure 3.12). Antrim Road and Antrim Grove were built in the late-19th and early 20th centuries, and comprise 2 and 3 storey houses with a consistent use of red brick, render and white painted sash windows, gables and bay windows.



Figure 3.12 – Primrose Gardens

3.22 **Sub Area (6) England's Lane** is located on the south eastern edge of the conservation area. England's Lane is an old lane which, in a similar way to Belsize Lane, became a small shopping street in the later-19th century. The sub-area comprises 3- to 4-storey terraces with shops at ground level, and a 4-storey 1930s nurses' home on Haverstock Hill (Figure 3.13). The terraces are constructed of London stock brick with contrasting painted stone and stucco detailing, with some elevations rendered. Shopfronts retain original and traditional detailing and the area has a tight urban grain.



Figure 3.13 – Views along England Lane

Summary

3.23 The Belsize Conservation Area is of significance as a smart and sedate residential area, characterised by iterative 19th and early-20th century speculative residential development, largely comprising detached and paired villas, set in generous garden plots, and some terraced housing groups. The speculative nature of housing development in the area over several decades has created a variety of different architectural styles, which display the contemporary fashions in architecture during the 19th century; including Italianate and Classically-influenced styles, as well as Queen Anne Revival, Domestic Revival designs, typical of developments such as these in London. Mature gardens, trees and boundary hedges also form an integral part of the area's character.

Contribution of No.30 Glenilla Road to Significance

Historical Development and Building Character

3.24 As previously described, the area south of the junction between Haverstock Hill and Belsize Avenue, to the north of Belsize Park Gardens, was the last plot of land to be developed for residential use in the Belsize Area. Glenloch Road, Glenmore Road and Howitt Road, running down to join Glenilla Road, were laid out by the Glenloch Insurance Company in the very late-19th and early-20th century. The 1915 OS map shows the road layout and terraced housing, which characterises this area, but notably the south side of Glenilla Road, including the Site, had yet to be developed at this time (Figure 3.14). As shown in the 1939 OS map, the development of the south side of Glenilla Road, which progressed in the 1920s and 30s, including the Site at No.30, was of a piecemeal nature, which contrasted with the earlier construction of uniform rows of terraces on the adjoining streets. The historic plot of No.30 was subdivided in the mid-20th century, and the adjoining houses were consequently constructed.



Figure 3.14 – OS 1915 (L) and 1939 (R)

3.25 No.30 Glenilla Road is a modest, two-storey house constructed of brown brick in Flemish Bond, with an 'L'-shaped plan form, and a small entrance porch in the inner apex of the two wings (Figure 3.15). Each wing is covered with a tiled pitched roof, which is punctuated by a number of rooflights and two dormer windows, forming a visually prominent features in views looking north westwards down Glenilla Road. To the front of the house, the casement windows at both levels are modern, uPVC replacements. A hipped roof over a small bay window overlooking the street also breaks the line of the eaves. The right hand wing of the building breaks the consistent building line to the north west resulting in a prominent blank side elevation, which forms a bland, dominant and detracting feature in views looking south- east down Glenilla Road.



Figure 3.15 – No.30 Glenilla Road

3.26 The rear of No.30 Glenilla Road has been the subject of ground and first floor rear extensions, for which planning permission was granted in 1998 (Figure 3.16). There is a roof terrace on top of the single-storey, ground floor extension, and the French doors opening onto the rooftop terrace from the first floor are thought to date from this phase of alteration. The window frames to the rear of the house are also modern, uPVC replacements for standard construction.



Figure 3.16 – The rear of No.30 Glenilla Road

- 3.27 Overall, the design of No.30 Glenilla Road is relatively plain and modest, and lacks any form of high-quality architectural embellishment, being of a standard brick and tile construction. This utilitarian appearance is particularly apparent when seen in the direct context of the 19th and early-20th century the terraces and villas in the surrounding conservation area, which all show attention to detail in their design, richness in detailing and display a range of good quality materials and finishes (Figure 3.17).



Figure 3.17 – View of terraced houses on Glenmore Road

Assessment of Contribution to the Significance of the Conservation Area

3.28 The Belsize Conservation Area Statement (2002) identifies buildings and groups of buildings, which make a positive contribution to the conservation area, because of their value as local landmarks, or as particularly good examples of the local building stock. The statement highlights that there is a general presumption in favour of retaining such buildings. Whilst several houses on Glenilla Road are considered to be positive contributors, No.30 is not identified as such.

3.29 This section uses the heritage baseline established in this report to undertake an objective assessment of the Site and building and its contribution to the significance of the conservation area as a whole. This assessment uses a checklist to identify elements, which may contribute to the special interest (and significance) of the conservation area, in accordance with the guidance document published by Historic England, 'Advice Note 1: Conservation Area Designation, Appraisal and Management' dating from 2016.¹³ This states that:

“A positive response to one or more of the following [questions] may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and values have not been eroded.”

3.30 This assessment against the twelve questions or criteria is set out below.

Is it the work of a particular architect or designer of regional or local note?

3.31 Archival research has not attributed the buildings to an architect or designer of regional or local note.

Does it have landmark quality?

3.32 No.30 Glenilla Road is one of a number of similar domestic houses in this largely-residential conservation area, and does not occupy a 'landmark' position or have landmark quality in terms of its use, scale, form, architectural design and or materials.

3.33 The design of No.30 is relatively plain and modest, and is a non-descript townscape element and has no landmark quality. Though one wing of the house projects forward towards the road and is visible when viewed along Glenilla Road from the west, the side elevation of this part of the building is blank and of no visual interest being constructed of crude fletton brick. Attention is also diverted from No.30 by the highly-contemporary design of the neighbouring dwelling at No.28 Glenilla Road (Figure 3.15). In views from both the east and west along the street, the house blends with the other mid-20th century houses, which though individually-designed, are of a similar scale and materiality (Figure 3.16).

¹³ Historic England. Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016.



Figure 3.15 – View of the site in relation to its wider varied context on the south side of Glenilla Road



Figure 3.16 – View of the southern side of Glenilla Road from the south-east

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

3.34 The house was built at a very late stage in the development of the conservation area, having been constructed in the 1920s or 30s, after the principal phases of suburban development from the mid- to late-19th century. The building does reflect, in a very modest way, some of the characteristic elements in the conservation area in terms of its external appearance. This is, however, limited to its materials are part of the wider prevailing palette of red brick and tile. Furthermore, in comparison with other houses in the wider area, No.30 Glenilla Road is of a comparatively plain appearance, with limited detailing and virtuosity in use of materials and handling of form/massing. It is a

distinctly modern building, which contrasts with the much more prevalent Victorian and Edwardian building stock. Its partial set forward position within the plot unduly increases its prominence in the street scene, particularly the bland, blank side elevation (figure 3.15).

Does it relate to any adjacent designated heritage assets in age, materials or in any other historically significant way?

3.35 The Site is not directly adjacent to any designated heritage assets.

Does it contribute positively to the setting of adjacent designated heritage assets?

3.36 The Site is not directly adjacent to any designated heritage assets.

Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?

3.37 The building is not part of a recognisable built composition, square or public complex.

Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?

3.38 There is no designed landscape within the Belsize Conservation Area.

Does it individually, or as part of a group, illustrate the development of the setting in which it stands?

3.39 No.30 Glenilla Road is associated with a later phase of development, which took place in the early 20th century when the majority of the conservation area had been laid out with fine terraces and semi-detached town houses. This phase makes a considerably lesser relative contribution to the significance of the area. Furthermore, the comparatively plain appearance of the house is not representative of the high-quality materiality and detailing found in neighbouring streets and the wider conservation area.

3.40 Its origins also differ from the characteristic nature of development in the wider conservation area; where other streets and areas were built up in a collective, consistent manner with uniform groups of terraced houses and paired villas. The development of Glenilla Road was undertaken in a much more piecemeal manner, resulting in a variety of building types, forms, scales and styles that does not reflect the more unified character of development in the wider setting. In the mid-20th century, densification of the plot at No.30 Glenilla Road was undertaken, and the plot was subdivided for further housing.

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

3.41 Glenilla Road was laid out in the very late-19th and early-20th century, on the remaining portion of open land in the Belsize Area following its comprehensive development as a suburb of London since the mid-19th century. No.30 Glenilla Road was constructed in the 1920s or 1930s, several years after the road itself was laid out. In those terms, the Site does not have a significant relationship to a pre-existing street, effectively being part of uncoordinated infill of a leftover plot.

Does it have historic associations with local people or past events?

3.42 Archival research has identified no historic associations with people or past events of local interest that contribute to the special interest of the conservation area.

Does it reflect the traditional character of former uses in the area?

3.43 The Belsize Conservation Area was developed for residential housing from the mid-19th century, and has remained overwhelmingly in this use. No.30 Glenilla Road is a detached brick house, built in the 1920s or 1930s as a piecemeal, very late addition to the development of the area. Its domestic character and residential use continues to reflect the traditional character and historic use of the conservation area. However, this residential use is not specifically dependent on the existing building, but could be maintained as part of redevelopment of the Site.

Does its use contribute to the character or appearance of the area?

3.44 The character of the Belsize Conservation Area is predominantly residential. No.30 Glenilla Road was built as a residential dwelling and this use continues to contribute to the domestic character of the conservation area. As noted above, this residential use is not specifically dependent on the existing building, but could be maintained as part of redevelopment of the Site.

Summary

3.45 This objective assessment of the Site at No.30 Glenilla Road, using the Historic England checklist of questions, provides a low number of positive responses. The existing building is a less-ambitious example of early-20th century design, particularly when compared to the terraces of houses nearby on Glenloch Road, Glenmore Road and Howitt Road, and more widely within the conservation area. It has been demonstrated that the existing building is a non-descript example of inter-war domestic architecture, which lacks the fine detailing and character of the surrounding 19th and early 20th century terraced and semi-detached development.

3.46 The existing building is a neutral, recessive 'foil' to the more architectural impressive buildings addressing adjacent streets. By virtue of its comparative plainness it does not compete with or draw attention away from the important elements of this part of the conservation area; i.e. the uniform terraces nearby. The Site is a continuation of the historic residential use which characterises the Belsize Conservation Area; however, this use is not specifically dependent on the existing building, but could be maintained as part of redevelopment of the Site.

3.47 Overall, the contribution of No.30 Glenilla Road to the significance of the Belsize Conservation Area as a whole is limited, and the existing building makes only a neutral contribution to the character and appearance of the conservation area. This is consistent with the Council's assessment in the adopted Conservation Area Statement. This is also reiterated in the pre-application response received from Camden Council on 8th March 2017, which states:

"The existing 1920s or 30s house dates from a later phase of development than that which characterises the sub-area. It is not in itself interesting or a distinguished example of the era it does represent, even when compared with its peers in the Belsize

Conservation Area (CA). It is assessed as neutral in its contribution to the CA in the Conservation Area Statement (CAS).¹⁴

¹⁴ Pre-Application reference: 2016/7012/PRE

4. Application Proposals and Heritage Impact Assessment

Introduction

- 4.1 In this section, the acceptability of the proposals is demonstrated in relation to its effect on the significance of Belsize Conservation Area as a designated heritage asset.
- 4.2 The relevant heritage policy and guidance context for consideration of the proposed development is set out at *Appendix 2*. This includes:
- The statutory duties of the Planning (Listed Buildings and Conservation Areas) Act, 1990, including the requirement to pay special attention to the desirability of preserving or enhancing the building or its setting;
 - National policy set out in the Framework; and
 - Local policy for the historic environment and other relevant material considerations.
- 4.3 In accordance with the requirements of the Framework, the significance of the identified heritage assets has been described at **Section 3**.
- 4.4 The Framework also highlights that when considering the impact of proposals on the significance of designated heritage assets, great weight should be given to their conservation, and the more important the asset the greater the weight should be.
- 4.5 Importantly, great weight and importance should be placed on; the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Pre-Application Engagement

- 4.6 This application submission has been closely informed by a stage of pre-application engagement with the planning authority. The initial scheme, designed by McLaren Architecture and Design, comprised the demolition of the existing building, and redevelopment of the site to provide a new three storey dwelling (plus basement), rear outbuilding and associated landscaping (Figure 4.1).
- 4.7 Written feedback was received from Camden Council on 8th March 2017, which expressed the principle for demolition of the existing building was acceptable on the basis of the acceptability of the proposed new design:

“It [the existing building] is assessed as neutral in its contribution to the CA in the Conservation Area Statement (CAS)...The case for demolition rests upon meeting the

*Council's requirement for high quality design, including as elaborated in the emerging Local Plan, and upon a proposal which preserves or enhances the CA.*¹⁵



Figure 4.1 – Initial pre-application design, December 2016

- 4.8 The council expressed concern regarding the scale of the proposed building and considered that further refinement to the design and massing were required. In accordance with this advice, a second pre-application scheme, designed by Ben Adams Architects, was submitted in August 2017. The proposals comprised the demolition of the existing building, to be replaced with a contemporary detached four storey family house with basement and associated landscaping (Figure 4.2).



Figure 4.2 – Second pre-application design, August 2017

¹⁵ Pre-Application reference: 2016/7012/PRE

- 4.9 The pre-application feedback, received on 23rd October 2017, from the council concluded:

“The outstanding concerns relate to design and massing issues. The revised design has evidently taken architectural cues from the immediate context, including the proposed building at no.32 Glenilla Road as well as the traditional buildings to the east and the modern buildings to the west. Officers are broadly supportive of the form and on the whole feel like the building could be a high-quality and responsive addition to the eclectic streetscene. It is recommended that some elements of the massing and bulk are redistributed or reduced, namely the porch and the ground and first floor massing to the rear. It is also advised to explore how more functionality can be introduced to the brick element to the front.”¹⁶

- 4.10 In December 2017, a response to the officers’ comments was issued to Camden Council, containing updated CGI’s further to the pre-application feedback received. The officers’ email response (dated 6th December 2017) set out that they felt further alterations were required to the proposed porch and the materiality should be explored and justified. The officers’ were comfortable with the revised extent of rear massing.
- 4.11 The current application scheme has been refined in response to this extensive process of pre-application engagement with Camden Council.

Heritage Impact Assessment

- 4.12 In accordance with the requirements set out in paragraph 128 of the Framework, the designated heritage asset, which will be affected by the application proposals, the Belsize Conservation Area, has been identified in **Section 2** and its significance described in **Section 3**. Accordingly, the key consideration in relation to the application proposals is considered to be the direct impact of the proposed demolition and re-development of the Site on the significance of this designated heritage asset. The impact, however, will be focused on Sub Area 4 – Glenoch, in which the Site is located, as part of the wider conservation area.
- 4.13 This Heritage Impact Assessment should be read in conjunction with the Design and Access Statement and proposed drawings prepared by Ben Adams Architects. This document sets out the design evolution of the proposals and how they have responded to both the constraints and opportunities of the Site. It should also be read in conjunction with the Landscaping Design and Access Statement prepared by CGD Landscape Design.

Principle of Demolition

- 4.14 As highlighted in **Section 3**, the existing building on the Site makes a neutral contribution to this part of the character and appearance of the conservation area. The building was constructed in the inter-war period after the majority of the conservation area had been laid out with rows of terraces and semi-detached villas with a strong architectural unity. The building is a non-descript example of early-20th century design

¹⁶ Pre-Application reference: 2017/4719/PRE

and lacks the fine detailing and Edwardian and Victorian character of the surrounding terraced and semi-detached development.

- 4.15 The Site forms part of a small collection of 20th century buildings situated along the south-west side of Glenilla Road, which individually represent very different architectural characters and form neutral and recessive elements to the more architecturally impressive buildings addressing the north-east side of Glenilla Road and that of the surrounding streets. Furthermore, the positioning of the building, being set forward of the building line established to the west, introduces an unattractive blank side façade, which draws undue attention to the building in views within this part of the conservation area.
- 4.16 As highlighted in paragraph 138 of the Framework, not all elements of a conservation area necessarily make a contribution to its significance. The existing building does not positively contribute to the character or appearance of the Belsize Conservation Area and there is no policy presumption, in heritage terms, for its retention. Its demolition would not result in harm to its significance as a matter of principle, subject to the appropriate design and form of a replacement building. Furthermore, re-development presents an opportunity to introduce a high quality contemporary designed building that positively responds to the varied pattern of development along the south-west side of Glenilla Road.

Proposed Replacement Building

- 4.17 The proposed new development (Figure 4.3) is a new high quality detached residential dwelling, maintaining a use consistent with the prevailing character of the conservation area. The application scheme has been informed by an understanding of the significance of the conservation area as existing, and a process of extensive pre-application engagement with the local planning authority. The proposed scheme is also mindful of the emerging context of development at No. 32 Glenilla Road.¹⁷
- 4.18 The proposed design approach directly responds to the highly distinct and varied character of the Site's immediate surroundings and that of the wider area. The proposals will introduce a contemporary designed development, composed of a series of forms that gradually step up in scale from the street frontage. This approach articulates the massing to create a layered and modulated form that comfortably sits alongside its neighbours. The proposed building will be further set back into the plot than the present condition, referencing the building line established by modern development immediately to the south west, as well as allowing for more developed and generous landscaping to the front of the building. The proposed building maintains an external route between the side of the building and the adjacent plot to the church, allowing for views past the building to the trees and into the depth of the plot, maintaining the spatial character of this part of the conservation area.
- 4.19 A modest porch will project forwards into the front of the plot, integrated into the two-storey red brick massing. This will add visual interest to the front façade, referencing the local projecting bays of existing architecture, as well as giving the 'middle' volume more substance and introducing a visually legible entrance to the building. In response

¹⁷ Application Reference: 2016/6712/P

to pre-application feedback, the porch now contains openings to articulate the massing of this element. This will greatly improve on the existing condition by removing the prominent, two-storey side brick façade which, as previously described, forms a blank appearance, which harmfully asserts itself in the street scene.

- 4.20 Whilst the height of the proposed development will be in part greater than the existing building, it will remain comfortably consistent with the varied character of the street scene due to the pitch of the main roof slope, reminiscent of traditional cat slide roofs. The form of the proposed building references the surrounding context, and comprises both the pitched roof forms of the buildings to the south east of the Site and the more angular, horizontal elements of buildings to the north west (Figure 4.4).



Figure 4.3 – Application proposals looking north west along Glenilla Road



Figure 4.4 – Existing (top) and proposed (bottom) Glenilla Road street elevations

- 4.21 The proposed principal façade draws on the detail, texture and materiality of the Site's wider historic context. Windows will be punched into the brickwork with soldier course lintels and deep brick reveals to emphasise the solid brick construction of the walls and add richness and depth to the façade. Brick string courses will also be situated between each floor, defining each element of the building. Similarly, further interest will be articulated on the middle block and entrance porch with the use of chevron patterning, created by recesses within the brickwork, which adds a contemporary character to the principal façade as well as referencing existing architectural details within the conservation area i.e. Tudor Close.
- 4.22 Unlike the existing building, high quality materials are proposed to reflect the prevailing character of its wider surroundings and improve the Site's contribution to the conservation area. In particular, the use of red brick to the middle volume and porch, and the use of grey brick construction of the pitched volume of the building, will allow it to positively integrate into the wider street scene to a greater extent than the existing building. At roof level, a dormer and lift overrun will be introduced as an integrated part of the overall composition and references to the more informal character of the local roofscape.



Figure 4.5 – Proposed rear elevation

- 4.23 The rear elevation (Figure 4.5) will be treated in a similar design and form to the principal façade, with simpler detailing to reflect the traditional hierarchy of the two

elevations. In response to pre-application feedback¹⁸, the first floor element of the building will echo the sloping roof form of the pitched volume, sloping away from the neighbours, and the pitched roof to the ground floor has been replaced with a flat roof. The fenestration pattern at ground floor will take the form of five evenly spaced bays with simple, slim window openings providing a degree of formality to the façade and a strong vertical emphasis that is consistent within the conservation area. The side elevations will also be treated in a simpler manner to reflect their lesser relative importance and visibility from public areas of the conservation area.

Landscaping

- 4.24 As part of the proposals, both the front and rear gardens of the Site will be re-landscaped to improve the visual appearance of the Site as a whole. To the front, the boundary will be defined by low grey brick walls, referencing the boundary treatment of No. 26 Glenilla Road, and improving upon the existing non-descript boundary. Further soft landscaping will be introduced including 'green walls' to the neighbouring sides and the set back of the building will allow a small specimen tree to be planted in the front garden. A wildflower meadow turf will also be laid to the flat roof above the porch. These elements form a softer pavement edge to the existing condition and are more consistent with the character of this part of the conservation area.
- 4.25 To the rear, the garden will be re-landscaped with a mix of soft and hard landscaping and new trees to maintain the green leafy character of the conservation area. Towards the rear of the garden, a modest garden room will be introduced, resulting in the removal of two trees, one of which is diseased. As highlighted in the accompanying plan produced by CGD Landscape Design, the other sycamore will be replaced by a similar specimen, thus maintaining the character of this part of the garden. A new timber fence will be erected around the perimeter of the rear garden space, with a hedge planted in front, to provide further screening for the property and its neighbours.
- 4.26 Overall, the landscaping proposals are an enhancement upon the existing character, and integrated with the design of the new building, in a manner more consistent with the suburban character of this part of the Belsize Conservation Area.

Summary of Impact

- 4.27 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposals have been informed by a proportionate analysis of the significance of the conservation area and the contribution made by the Site to that significance.
- 4.28 In summary, the existing residential building on the Site makes a neutral contribution to the character and appearance of the conservation area, forming part of a small collection of buildings dating from the 20th century, which exhibit a variety in design, form and materiality. Furthermore, the existing building features elements that detract from the wider conservation area, notably the blank brick side elevation, which forms

¹⁸ Pre-Application reference: 2017/4719/PRE

an uncharacteristic, assertive element in views looking east from the junction of Glenilla Road and Glenloch Road.

- 4.29 The application proposals deliver new development on the Site of a carefully considered, contemporary design that will complement the character and local distinctiveness of the surrounding townscape of the Belsize Conservation Area and the variable character of its immediate environs. In particular, the form and scale of the proposed new dwelling are consistent with the varied character of the streetscene and this part of the conservation area. The proposed design and materiality of the new dwelling references the architectural character and detailing of historic buildings in the surrounding area. As a result, the proposed scheme improves the Site's contribution to the character and appearance of the conservation area, introducing a high quality, bespoke new house with integrated landscaping to both the front and rear of the Site in place of a non-descript building that does not contribute positively to its significance. The application proposals will, therefore, enhance the character and appearance of the conservation area.
- 4.30 This report appropriately identifies the heritage assets that will be affected by the proposals and describes how they will be valued, conserved, reused and incorporated where appropriate. This demonstrates that due account has been taken of the relevant statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy set out in the Framework and supported by the NPPG, has also been fully considered through this process with regard to the conservation of the heritage assets, sustaining and enhancing the significance of the conservation area. The proposals have also taken account of the importance of good quality design that adds to the quality and sense of place of areas, as stressed in chapter 7 of the Framework. It is also demonstrated in this report that the proposals are in accordance Policy 7.8 of the London Plan and in accordance with the aims of Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan, with regard to promoting high quality design that respects local context and character, including heritage assets across the Borough. Consideration has also been given to planning guidance with regard to design and heritage, set out in Camden Planning Guidance 1.

5. Summary and Conclusions

- 5.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Suki Swycher to assess the heritage impacts of the demolition of the existing building at No. 30 Glenilla Road, to be replaced with a high-quality, contemporary detached four storey (with basement) family home.
- 5.2 To comply with statutory duties and national planning policy, **Section 2** identifies the relevant heritage assets, being Belsize Conservation Area. The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the LPA in determining applications for development in giving considerable weight and importance to the desirability of preserving or enhancing the character or appearance of the area.
- 5.3 **Section 3** provides a statement of significance for the Belsize Conservation Area, in terms of its historic development and character and appearance. Finally, this section assesses the contribution of the Site as extant to the significance of the conservation area. Overall, the contribution of the Site to the significance of the Belsize Conservation Area as a whole is limited; the building makes a neutral contribution to its character and appearance. This is consistent with the Council's assessment in the adopted Conservation Area Statement, and also with pre-application feedback.¹⁹
- 5.4 As confirmed in **Section 4** the proposed development enhances the character and appearance of the conservation area, with a new high-quality, bespoke house proposed to replace the non-descript inter-war building. The application proposals are carefully considered and will complement the character and local distinctiveness of the surrounding townscape of the Belsize Conservation Area, and the variable character of its immediate environs.
- 5.5 In conclusion, the proposed development will enhance the character or appearance of Belsize Conservation Area. In these overall terms, the proposed development will satisfy the objectives of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the Framework (policies 131, 132, 137 and 138); the relevant policies of the Camden Local Plan 2017 (policies D1 and D2); and, other material considerations.

¹⁹ Pre-Application reference: 2016/7012/PRE

Appendix 1: Belsize Conservation Area Boundary Map

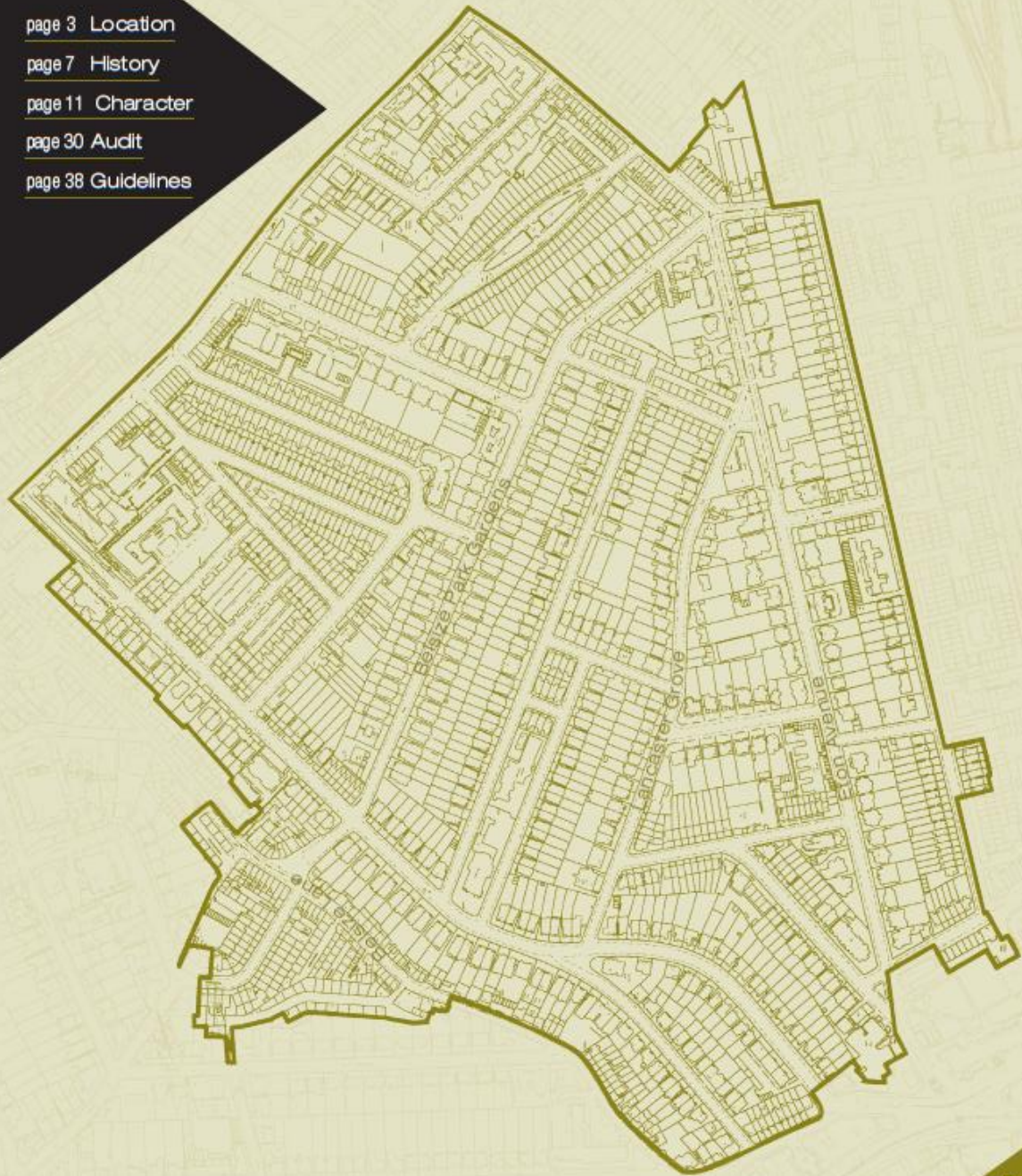
[page 3 Location](#)

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Appendix 2: Heritage Legislation, Policy and Guidance

Statutory Duty

Planning (Listed Building and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that with regard to applications for planning permission within conservation areas:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under 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.”

Recent case law²⁰ has confirmed that Parliament’s intention in enacting section 66(1) of the 1990 Act was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. Case law has confirmed that this weight can also be applied to the statutory tests in respect of conservation areas²¹. The Secretary of State has confirmed²² that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

The meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area.

National Policy

National Planning Policy Framework (2012)

The Framework was issued on 27th March 2012 and replaces PPS5: Planning for the Historic Environment. The Framework provides a full statement of Government's planning policies with regard to achieving sustainable development with the protection of the historic environment as an integral element of environmental quality, which should be cherished and allowed to thrive and grow.

Paragraph 128 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this assessment into

²⁰ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

²¹ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

²² APP/H1705/A/13/2205929

account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 regards the determination of applications affecting designated heritage assets. It outlines that great weight should be given to the asset's conservation when considering the impact of a proposed development on the asset's significance. The more important the heritage asset, the greater the weight should be. It is also specified that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification.

Paragraph 133 outlines that Local Planning Authorities should refuse consent where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss or a number of other tests can be satisfied.

Paragraph 134 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. It outlines this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy outlined in paragraphs 132–134 of the Framework should be interpreted in light of the statutory duties relating to statutorily listed buildings and conservation areas as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

With regard to applications affecting conservation areas and the setting of heritage assets, paragraph 137 states:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. 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 outlines that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

Development Plan

The development plan for Camden comprises the London Plan 2016 and the Local Plan adopted on 3rd July 2017. This replaced the Core Strategy 2010 and Camden Development Policies 2010 as the basis for planning decisions and future development in the borough.

Minor Alterations to the London Plan 2016

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011, and the Minor Alterations to the London Plan were published on 14th March 2016.

Policy 7.8 (Heritage assets and archaeology) states that:

“Strategic

A. London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.

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.”

Camden Local Plan 2017

Under policy D1 (Design), the Council will seek to secure high quality design in development. The Council will require that development:

- (a) “respects local context and character;*
- (b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 - Heritage;*
- (c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- (d) is of sustainable and durable construction and adaptable to different activities and land uses;*

- (e) *comprises details and materials that are of high quality and complement the local character;*
- (f) *integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- (g) *is inclusive and accessible for all;*
- (h) *promotes health;*
- (i) *is secure and designed to minimise crime and antisocial behaviour;*
- (j) *responds to natural features and preserves gardens and other open space;*
- (k) *incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- (l) *incorporates outdoor amenity space;*
- (m) *preserves significant and protected views;*
- (n) *for housing, provides a high standard of accommodation; and*
- (o) *carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Under policy D2 (Heritage), the Council will *"preserve and, where appropriate, enhance 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 and locally listed heritage assets."*

"Designated heritage assets

The Council will not permit the loss of or substantial harm to a designated heritage asset, including Conservation Areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) *the nature of the heritage asset prevents all reasonable uses of the site;*
- (b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- (c) *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- (d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

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 strategies when assessing applications within conservation areas. The Council will:

- (e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- (f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- (g) resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- (h) preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- (i) resist the total or substantial demolition of a listed building*
- (j) resist proposals for a change of use or alterations or extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- (k) resist development that would cause harm to significance of a listed building through an effect on its setting.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weight against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.”

Other Material Considerations

National Planning Policy Practice Guidance (NPPG) 2014

National Planning Practice Guidance 2014 has been issued by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF 2012.

DRAFT London Plan (Consultation)

A new London Plan has been issued in draft by the GLA for consultation (1 December 2017 - 2 March 2018). However, this emerging planning policy is in its very earliest stages and should be afforded little or no weight at this time. Draft Policy HC1 of the new London Plan relates to reconciling heritage conservation and growth.

Historic England: Good Practice Advice Note 2 – Managing Significance in Decision Taking in the Historic Environment 2015

This document replaces in part the Practice Guide document for Planning Policy Statement 5: Planning for the Historic Environment. It forms part of a suite of Good Practice Advice notes which supersede the Practice Guide. The advice in this document emphasises the need for a proportionate knowledge and understanding of the significance of the affected heritage asset in order to properly assess the impact of any new development proposals.

Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management 2016

This document sets out a series of conservation principles and guidance regarding the management of Conservation Areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

Belsize Conservation Area Statement 2002

This document describes the historic development and character and appearance of Belsize Conservation Area, and defines its special interest so that these can be protected.

Camden Planning Guidance 1: Design 2015

This is a supplementary planning document which supports the policies of Camden's Core Strategy and Development Policies documents. It provides further guidance on topics within the borough including design excellence, heritage and extensions and alterations:

“2. Design Excellence

Key Messages:

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;*
- *The use of the building;*
- *The materials used; and*
- *Public spaces.*

3. Heritage

Key Messages:

- *We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*
- *Our conservation area statements, appraisals and management plans contain more information on all the conservation areas*
- *Most works to alter a listed building are likely to require listed building consent*
- *The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making.*
- *Historic buildings can and should address sustainability*

4. Extensions, Alterations and Conservatories

Key Messages:

Alterations should always take into account the character and design of the property and its surroundings.

- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*
- *You can make certain types of minor alterations without planning permission (see below) external alterations."*

Turley Office
8th Floor
Lacon House
84 Theobald's Road
London
WC1X 8NL

T 020 7851 4010