

## Heritage Assessment



## 40-42 Mill Lane, Camden

On Behalf of Mr M Reynolds

March 2018

Project Ref: 4010

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## INTRODUCTION

1. This assessment has been provided by Heritage Collective to consider the potential effects of a new mansard and rear extension to 40-42 Mill Lane in the London Borough of Camden (LB Camden). The site is located on a corner plot with frontages on to Mill Lane and Ravenshaw Road. It is currently a public house with staff accommodation on the upper floors. The proposed works would provide additional accommodation above the continued public house function.
2. The application site is not within or close to a conservation area and is not within the vicinity or setting of any listed buildings or other heritage assets. Nor is it within the vicinity of any locally listed buildings. As such there is no potential effect on any designated or non-designated heritage assets arising from the development but LB Camden have identified an effect on character as detailed below.
3. An application was granted in December 2016 (LPA ref: 2016/2661/P) to 'convert ancillary accommodation of existing Class A4 use at 1st & 2nd floors to create 3 x 1-bed and 2x 2bed flats with roof and second floor rear extension, associated alterations and retain existing public house (Use Class A4) at basement and ground floors.' it is now proposed to slightly deviate from the consented scheme (**figure 2**) to provide an additional two units through a small increase in height at roof level and a slight extension to the rear.
4. Pre-application advice (LPA Ref: 2017/6473/PRE) was provided on 4 January 2018 regarding these proposals and LB Camden stated:

*'The retaining of the existing public house at ground floor level and proposed ancillary entertainment venue at basement level is welcomed. It is established that the proposed residential use is acceptable, however, the housing mix is not acceptable due to the number of studio/1 bed units proposed.'*

*'The principle of the mansard roof, raising of the ridge and second floor rear extension is considered unacceptable in principle. The size, scale and bulk of the extensions and terraces would represent an over-dominant addition given the constraints and location of the site and may cause harm and impact to the operation to the public house below and remove any context it has with the adjacent buildings on the parade and Ravenshaw Street.'*

5. Following this advice Heritage Collective was approached to consider if the proposed extensions would have a harmful effect on the building and its contribution to the streetscene. A revised scheme was submitted that reduced the total number of units and the bulk, mass and scale of the rear extension but this was still considered by LB Camden to be out of keeping with the area due to the loss of the stepped character of the building.
6. This assessment deals specifically with the issue of character as the application site does not have the potential to effect any identified heritage assets, designated or not. This assessment has been informed by a site visit to the property and surrounding area on 18 January 2018.



**Figure 1:** Site Location

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**Plate 1:** The application site

Figure 2: Consented Drawings from December 2016 (LPA Ref: 2016/2661/P)

PROPOSED DRAWINGS  
ELEVATIONS

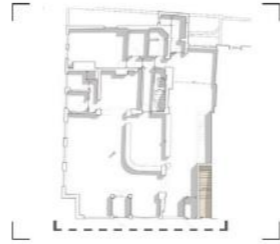
32



- Key
- ① New double glazed sash windows
  - ② Re-instated parapet including banisters; details to match existing
  - ③ Re-instated window pediment
  - ④ Brickwork to be cleaned and made good
  - ⑤ New cornice
  - ⑥ New glazed door for Public House (fire escape)
  - ⑦ New residential entrance with frosted glazing
  - ⑧ Air bricks to be installed, painted to match existing brickwork colour (location indicative)
  - ⑨ New windows to match existing
  - ⑩ Metal handrails to match existing
  - ⑪ Ramped access to match existing
  - ⑫ Stepped access



Example of external cast iron air brick



MILL LANE ELEVATION. DRAWING no. 2100B. 1:100@A3

THE ALLIANCE PUB. 40-42 MILL LANE. LONDON. NW6 1NR

kyson

PROPOSED DRAWINGS  
ELEVATIONS

33



- Key
- ① New double glazed sash windows
  - ② Re-instated parapet including banisters; details to match existing
  - ③ Re-instated window pediment
  - ④ Brickwork to be cleaned and made good
  - ⑤ New cornice
  - ⑥ Rear extension; brickwork to match existing
  - ⑦ Metal balustrade, painted black
  - ⑧ Privacy Screening
  - ⑨ New double door for refuse store access
  - ⑩ New roof; Roof ties to match existing
  - ⑪ New double glazed door
  - ⑫ New timber door



RAVENSHAW STREET ELEVATION. DRAWING no. 2101B. 1:100@A3

THE ALLIANCE PUB. 40-42 MILL LANE. LONDON. NW6 1NR

kyson

PROPOSED DRAWINGS  
ELEVATIONS

34



- Key
- ① New double glazed sash windows
  - ② Re-instated window pediment
  - ③ Brickwork to be cleaned and made good
  - ④ New cornice
  - ⑤ Rear extension; brickwork to match existing
  - ⑥ Metal balustrade, painted black
  - ⑦ Privacy Screening
  - ⑧ New roof; Roof tiles to match existing
  - ⑨ New double glazed door
  - ⑩ Air bricks to be installed, painted to match existing brickwork colour (location indicative)



Example of external cast iron air brick



REAR ELEVATION. DRAWING no. 2102B. 1:100@A3

THE ALLIANCE PUB. 40-42 MILL LANE. LONDON. NW6 1NR

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## RELEVANT POLICY AND GUIDANCE

### National Planning Policy Framework

7. Section 7 of the National Planning Policy Framework (2012) sets out the governments guidance on good design. It states:
- “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning and should contribute positively to making places better for people.”
- “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings.” (para. 57)
8. The NPPF says local authorities, through policy and decisions, should optimise the potential of a site to accommodate development, create and sustain an appropriate mix of uses and responds to local character (paragraph 58.)

### London Plan

9. The London Plan (amended October 2016) provides a city-wide context within which individual boroughs must set their local planning policies. Policies of relevance to the historic environment include:
10. Policy 7.4 – Local Character: Buildings, streets and open spaces should provide a high-quality design response that (i) has regard to pattern and grain of existing spaces, (ii) contributes to positive relationships between urban and natural landscapes, (iii) is human in scale, (iv) allows positively contributing buildings to influence the future character, and (v) is informed by the surrounding historic environment.
11. Policy 7.6—Architecture: This should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

### Local Plan

12. The Local Plan was adopted by LB Camden on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The following are the relevant policies to this application.
13. **Policy D1: Design**—states the council will seek high quality design in development. To achieve this the development needs to demonstrate it:
- a. respects local context and character;
  - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
  - 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;
  - 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;
  - m. preserves strategic and local views;

14. Bullet points C, D, G, H, I, J, L, N and O are outside of the scope of this report and are covered by Aparcar Smith Planning’s Planning Statement.

15. The policy continues stating:

*‘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.’*

### West Hampstead and Fortune Green Neighbourhood Plan

16. **Policy 2: Design and Character** requires all development to be of high quality design that complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This is achieved through:
- i. Development which positively interfaces with the street and streetscape in which it is located.
  - ii. Development which maintains the positive contributions to character of existing buildings and structures.
  - iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.
  - iv. Development which has regard to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.
  - v. A presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context.
  - vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting. Tall buildings in the Growth Area will need to have regard to their impact on the setting of the two immediately adjacent conservation areas, in order to avoid any negative impact on them.
  - vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.
  - viii. The provision of associated high quality public realm.
  - ix. Having regard to the impact on local views across the Area and the streetscapes within the Area (as identified in A11 and Map 2).
  - x. Development which aims to fulfil the criteria set out in Building for Life 12 (as detailed in A18).

**Camden Planning Guidance (CPG1 Design)**

17. This document provides design guidance for all types of development within the LB Camden. It provides the following advice regarding extensions:
- 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.
18. Roof extensions fall into two categories:
- Alterations to the overall roof form; or
  - Smaller alterations within the existing roof form, such as balconies and terraces.
19. When proposing roof alterations and extensions, the main consideration should be:
- The scale and visual prominence;
  - The effect on the established townscape and architectural style;
  - The effect on neighbouring properties

## ASSESSMENT OF SITE AND SURROUNDINGS

### The Application Site

20. 40-42 Mill Lane is a late 19th century building of three storeys fronting Mill Lane, with a side elevation including a stepped roofline onto Ravenshaw Street. The front and side elevations have some classical features and are more decorative than the rear. It has been used as a public house since it was built (c.1891), but permission was recently granted for a change of use to the upper floors to residential (LPA Ref: 2016/2661/P). The proposed works relate to creating an additional two flats by providing a new rear extension and mansard extension above.

### West Hampstead and Fortune Green Character Area Development

21. Prior to the 19th century the land comprising the Fortune Green and West Hampstead Character Area was primarily farmland centred around the hamlet of West End. Following the introduction of the railway the area was rapidly developed and the style of the housing reflects this. The area has a largely Victorian and Edwardian character with a number of terraced properties and mansion blocks dating to this time. The application site forms a corner building within a Victorian terraced development.

22. The neighbourhood plan notes that the area has a:

*'Distinct architectural heritage- including a significant number of listed buildings as well as large conservation areas—which are extremely important in signifying the Area's look and feel.'*

### Townscape and Views

23. The main architectural feature of the area is the similarity of the age of the buildings which, as described above, date to the late 19th/ early 20th century. These tend to be of a characteristic red brick but with variation in the design details such as fenestration, porches and bay windows. The area is densely developed and to accommodate additional space within the properties a number have converted the attic space to living accommodation with dormer windows or mansard roof extensions.



**Plate 2:** Example of dormer windows within the locale



**Plate 3:** View of the application site from Hillfield Road facing south

24. 40-42 Mill Lane does not appear in any views as identified in the West Hampstead and Fortune Green Neighbourhood Plan. However due to its corner location at the junction with Mill Lane and Ravenshaw Lane, there are long views to the application site from surrounding roads. The following details these views and discusses what, if any, contribution they make to the character of the area.

#### Mill Lane

25. There are views to the property from both the east and west along Mill Lane. In these views the building is seen as part of the terrace. However it is notably different from the other buildings in the row by being larger, taller and more decorative. This is due to its location on a corner plot which can accommodate an increase in bulk, scale and mass and its function as a public house.
26. Due to its corner plot there are views to the side elevation on Ravenshaw Street from Mill Lane when facing east. These show a clear stepped approach to this elevation accommodating the change in height of Ravenshaw Street in comparison to Mill Lane. In this view the decorative treatment of the front elevation is partially carried around the corner although there is plainer fenestration and detailing to the extensions demonstrating their subservience.

#### Ravenshaw Street

27. To the rear the property has been extended and altered affecting the appearance of this elevation. The building is notably taller than the buildings along Ravenshaw Street which are predominately of two storeys, this effect is also noticeable due to the slope of the street up to Mill Lane as mentioned above and seen in **plate 1**.
28. There are limited views to the rear of the property from the public realm due to the dense development, but where these are possible from within the site they are to a plainer elevation, always designed to be of less interest in comparison to the more visible front and side elevations which feature more decorative details.

#### Gondor Gardens

29. There are long views to the front elevation of the public house from Gondor Gardens. In these views the roof is clearly visible. From this road the increased roof height of the application site in comparison to the rest of the terrace is visible in the winter months and creates a physical break with the adjacent building and the roofscape of the terrace in which it is situated. This view shows the building as being of a grander character and appearance in comparison to the rest of the terrace.



**Plate 4:** View of the application site from Gondor Gardens facing south

## POTENTIAL EFFECTS ON THE CHARACTER OF THE AREA

### Proposals

30. The proposed works are for the provision of a new mansard roof and a larger rear extension than that previously permitted under application 2016/2661/P above the existing rear outshoots. The mansard extension has been designed in line with the dimensions and pitch of a traditional mansard roof with the increase in height of this new roof type being just c.0.5m above the existing ridge height. The features of the building at the existing parapet height will be retained and replicated to create a symmetrical facade, improving the appearance of the building. The proposed new fenestration has been aligned with the windows below and is sympathetic to the hierarchy of 40-42 Mill Lane diminishing in height as you rise up the building. It is also proposed to increase the existing parapet height to screen the base of the mansard roof (a traditional and sympathetic design). This will ensure that the new addition is in keeping with the historic character of the building.

### Effect of the Proposals

31. Mansard roofs are seen on other properties within the street scene and are not an alien feature to this area as noted by the extant permission (LPA reference:2017/2062/P) for a mansard at No. 36 Mill Lane (which forms part of the same terrace as the application site). It was also noted on a site visit that the vast number of properties in the surrounding area have altered roof forms with the addition of dormer windows, skylights or mansard roofs to allow for additional accommodation.
32. The proposed works would improve the appearance of the rear elevation and the mansard roof would complement the existing building. The roof is already visible from the surrounding area and the proposed height and design would not detract from 40-42 Mill Lane's appearance in long views from Ravenshaw Street, Gondar Gardens or Hillfield Road where the roof line is already visible. It is considered that the proposed changes to the roof and parapet would improve its appearance in the street scene by restoring symmetry to this element and the new roof structure is entirely appropriate to the age and style of the building.
33. The proposed roof form is in keeping with other roof types found in the area. The corner location of the building gives it more ability to absorb an increased height in comparison to other buildings in the streetscene, without being detrimental to the character and appearance of the area. Mill Lane has a more commercial nature, and in contrast to the residential properties justifies a taller building in this location. There will be no harm to the buildings architectural interest. The front and side elevations which mostly contribute to this will be retained largely unaltered and the change to the roof form will not alter this.
34. The buildings on Ravenshaw Street are noticeably lower than the buildings along Mill Lane due to the change in topography. The slight increase in height to the roof of 40-42 Mill Lane, which is clearly already seen as being a taller (and higher) building than the domestic properties located on Ravenshaw Street will not affect the character of the area.
35. The revised design has included for a stepped approach to the rear elevation to ensure that the building relates sensitively to the building heights on Ravenshaw Street despite the perceived increase in height to Mill Street, which as discussed can accommodate additional height at roof level.
36. The new proposed mansard roof and rear extensions have utilised feedback from LB Camden and have reduced the bulk, mass and scale to better complement the streetscene. The changes to the rear elevation will improve its appearance and the proposed mansard is a suitable roof form for the age and character of the building. The proposed works would preserve the local character of the area.

### Effects on the Townscape

#### *Mill Lane*

37. There are views toward the property from both the east and west along Mill Lane. In these views the property is seen as part of a terrace of buildings. However its corner location and more decorative elevations create a noticeable difference to the other buildings within this row. The proposed new roof would be visible from Mill Lane but as described above this has the potential to improve the appearance of the building by restoring its symmetrical character. The replication of the parapet and decorative details will ensure that the interest of the front elevation is retained. The new roof is of an entirely appropriate design to the age of the building and will not affect its contribution to the streetscene. The increased bulk, mass and scale will reflect the commercial nature of this road in long views and will ensure the building continues to complement the character of the area.

#### *Ravenshaw Street*

38. The proposed new extension and mansard roof will be visible from Ravenshaw Street, however this will have no effect on the character of the area. Due to the existing topography of this road the application site is already higher than the surrounding buildings on Ravenshaw Street. The proposed works whilst resulting in an increased height to 40-42 Mill Lane will not affect the character of this street which is primarily of two storey densely packed buildings. 40-42 Mill Lane does not form part of this understanding as it is only its rear and side elevations that front this road. This creates the impression that this building is separate physically and stylistically from the properties on Ravenshaw Street. The new works would serve to reinforce this building as responding to the more commercial character of buildings on Mill Lane. In addition the proposed changes to the rear would rationalise the existing arrangement of staircases and fenestration improving its appearance from Ravenshaw Street.

#### *Gondor Gardens and Hillfield Road*

39. These views are primarily to the front elevation of the building. Similar to Mill Lane it is primarily the mansard roof that will be the main change in these views. This is a sympathetic roof design that complements the character of the building. The increased height of the roof will be barely perceptible from these views and the features of interest such as the parapet will be replicated ensuring its contribution to the streetscene remains at all levels.

### Policy Compliance

40. The proposed works are compliant with **Local Plan Policy D1—Design** and **West Hampstead and Fortune Green Neighbourhood Plan Policy 2—Design** which includes similar policies.
41. The proposed rear extension and mansard roof reflect other design characteristics within the area and provide residential accommodation in a sympathetic style and material palette to the existing building. The new extensions are only a slight increase on the height and size of those previously consented in December 2016 which were considered to be appropriate for the building.
42. The proposed mansard roof, fenestration and materials for the rear extension are all traditional design features found within the local area. The building itself is not a heritage asset and is not within a conservation area. However, as a late 19th century building located in a built up area of Victorian and Edwardian housing the proposed works are entirely in keeping with the age of 40-42 Mill Lane and the surrounding built form.
43. Careful consideration has been given to the proposed new extensions to ensure they are suitable for the existing bulk, mass and scale of the building. The new additions to the rear, and the mansard roof, would be entirely subservient to the existing building and would integrate with the character of the area. The mansard would provide an improved symmetrical appearance to the building and is a typical design feature on buildings of this age. It is not an alien feature to the area and its inclusion on the building would be in keeping with the character of the area.



Figure 3: Proposed Drawings



44. The use of matching fenestration, building up the parapet and retaining the existing architectural features would all preserve the buildings presence in the streetscene. The function and location of this building already gives it a more dominant presence within the locale and the proposed works would preserve this aspect of its character and contribution to the area, it is possible to marginally increase its height and maintain the character of the area.
45. As identified in the townscape analysis, the proposed works would preserve if not enhance the interest of strategic and local views. Whilst the building does not feature in key views within the Local Plan or Neighbourhood Plan, there are still notable views to 40-42 Mill Lane due to its corner location on an important commercial road within the area. There will be an enhancement to long views from Mill Lane and surrounding roads by an improvement to its front elevation by creating a symmetrical appearance and enriching the rear elevation by rationalising this façade and creating an outdoor amenity area improving upon the existing character of the space.
46. The proposed works represent only a minor increase in terms of bulk, mass and scale to the previously consented scheme. The design of the new mansard sits better with the existing building providing a more harmonious extension to the roof level which suits the classical features and symmetry of the building. It is considered that the proposed extensions are entirely in keeping and subservient to the existing building and represent high quality design that preserves if not enhances the contribution of 40-42 Mill Lane to the local area.

## SUMMARY AND CONCLUSIONS

47. 40-42 Mill Lane is a late 19th century public house that is not listed locally or nationally. It is not within a conservation area and therefore the proposed works are not considered to have an effect on any heritage asset designated or otherwise. A previous application to convert ancillary accommodation to existing Class A4 use at 1st & 2nd floors to create 3x 1-bed and 2x 2bed flats with roof and second floor rear extension, associated alterations and retain existing public house (Use Class A4) at basement and ground floors was granted permission on 16 December 2016 (LPA Reference 2016/2661/P). This application seeks to build upon this permission to create two additional units and provide an uplift to the available accommodation in LB Camden.
48. Pre-application advice was sought for the proposed new mansard roof and rear extension. Concerns were raised by LB Camden regarding the accommodation mix and the proposed increase in bulk, mass and scale. Following these comments the design was revised to overcome these observations.
49. This statement has considered the effect of the proposed new roof and rear extension on the character of the surrounding area. It has concluded that the proposed works are in keeping with the prevailing character of the area and provides an opportunity to enhance the existing roofscape by providing a more symmetrical appearance to the building from Mill Lane, Hillfield Road and Gondor Gardens and rationalising the rear elevation.
50. The proposed works have been assessed against Local Plan D1 Design and West Hampstead and Fortune Green Neighbourhood Plan Policy 2 Design and are considered to be compliant with these policies. The design has given consideration to LB Camden's Planning Design Guidance. It is considered that the proposed works would preserve if not enhance strategic and local views and provide an extension to the existing building that is clearly subservient and in keeping with its age, design and materials whilst providing additional accommodation within the borough.