
1 Rochester Terrace

London

NW1 9JN

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Heritage Statement

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1 ROCHESTER TERRACE, LONDON NW1 9JN



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1.0

INTRODUCTION

- 1.1 This Heritage Statement has been produced to accompany an application for planning permission at 1 Rochester Terrace, London. This Statement should be read in conjunction with the drawings produced by Arts Lettres Techniques Limited.
- 1.2 No.1 Rochester Terrace is located in the Rochester Conservation Area. In line with paragraph 128 of the National Planning Policy Framework, the purpose of this statement is to define the significance of the building and its contribution to the surrounding area and describe the proposals and their impact upon the character and appearance of the Rochester Conservation Area.
- 1.3 This statement has been produced using desk based and online research as well as visits to Camden Local History Centre and the London Metropolitan Archives. A visual inspection of the site and wider area, and an analysis of the building and its surrounding context has been undertaken. Consideration has been given to the relevant national and local planning policy framework.
- 1.4 In accordance with the statutory test at s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this statement will demonstrate that the proposals will preserve, and in some respects enhance, the character and appearance of the Rochester Conservation Area. Furthermore, the proposals will be shown to comply with the relevant national and local conservation policy.

2.0

SITE AND SURROUNDINGS

2.1

The following section provides an overview of the appearance, location and context of no.1 Rochester Terrace. A more detailed assessment of the quality and significance of the building and its contribution to the character and appearance of the conservation area is contained at section 5 of this statement.

2.2

The application site is situated in the southern part of Kentish Town, on a quiet residential road to the north east of St Pancras Way. Rochester Terrace forms the south western edge of Rochester Terrace Gardens and runs in a north-west/south-east alignment. The application building dates from the late 1840s and is in use as a single family dwelling.

2.3

The site forms part of the Rochester Conservation Area (CA 36) which was designated in 2001. This is a relatively small designation, consisting of groups of mid 19th century terraces and semi-detached houses, with its focus upon the open green space of Rochester Terrace Gardens.

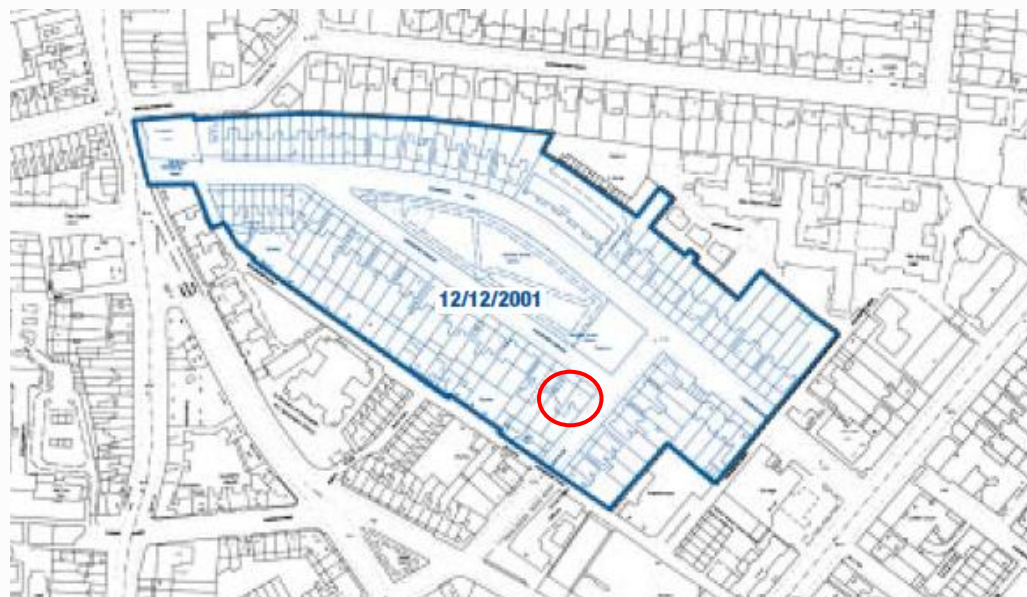


Fig 1 The Rochester Conservation Area map.

2.0

SITE AND SURROUNDINGS

2.4

The 'Rochester Conservation Area Statement' was published in February 2003. This document provides an assessment of the historical development of the conservation area as well as an overview of its character and appearance. The introduction to the document outlines that:

"Rochester is a cohesive and compact Conservation Area that has at its centre the park Rochester Terrace Gardens, giving it a strong focus and sense of place. Built in the 1840s and 1850s it has an architectural integrity and charm that survives overall with some minor changes."

2.5

The Conservation Area Statement indicates on its map at p17 that the majority of the buildings are considered to make a positive contribution to the character and appearance of the conservation area, including the application site. However, no specific mention is made of no.1 Rochester Terrace nor is any description of its architectural character or merit provided in the detailed description of the overall street. A photograph of the existing flank wall and single storey historic side addition has been used on p14 of the document but there is no corresponding text to indicate what the Council's opinion is on this part of the building. The existing flank wall will be discussed in more detail in sections 4, 5 and 7 below.

2.6

Only one 'important view' within the conservation area has been identified within the statement. This is 'Views towards Rochester Terrace Gardens from west end of Rochester Road' which take in the sweeping curve of historic buildings and which are terminated by the extensive and attractive soft landscaping of the gardens.

2.7

The application building forms part of a semi-detached pair with no.2 and is situated on the corner of Rochester Terrace and Wilmot Place. The main volume of the building is of three storeys, with a single storey addition to the side which was constructed in the 1850s/1860s. Darkened yellow stock brickwork is used on all three elevations, with a base of incised painted stucco to the front facade. The building utilises the Italianate style which can be found throughout the conservation area, with a stucco pediment to the 1st floor front window and stucco architraves to the fenestration above, topped with a stucco band at parapet level which has lost its projecting cornice. The single storey side addition has a blind brickwork window in its front elevation. The flank elevation is of plain brickwork with the same stucco band and a single small window at 2nd floor level, disfigured by the extensive pipework which runs across its face. At ground floor level the main entrance to the house is in the side elevation of the single storey addition, set within a simple stucco doorcase with flat pilasters. A single sash window is situated to the side of the main entrance.



Fig 2 The front elevation of nos.1 and 2 Rochester Terrace.

2.0

SITE AND SURROUNDINGS

2.8

The rear elevation is a simple composition of darkened yellow stock brick with fenestration positioned so as to reflect the internal layout of the house, resulting in a staggered alignment. At ground floor level there are a variety of projecting structures dating from the mid 20th century. Along the boundary with no.2 is a single storey element with an 'L' shaped footprint, a flat roof and extensive areas of timber framed glazing. In the southern corner of the plan is a two storey shallow closet wing which is cut away at ground floor level. Adjacent to this is a single storey structure dating from the 1950s/60s with a flat roof and simple brickwork facades. To the rear of the house is a relatively large garden, with a tall brick boundary wall facing Wilmot Place and a range of mature trees and soft landscaping.

2.9

The character and appearance of the wider Rochester Conservation Area is defined by its groups of large semi-detached and terraced houses, dating from the 1850s and 1860s. These are of a variety of scales, ranging from 2 storeys + a semi-basement at the northern end of Rochester Terrace, to more substantial 3 storey + semi-basement properties at the southern end of Rochester Road. The properties share a consistent building line, setback from the pavement behind front gardens, with well defined boundaries of traditional painted iron railings and low walls, softened extensively with shrubs and small trees. The Italianate style of the buildings provides visual harmony and architectural coherency to the conservation area. Yellow London stock brick, often darkened, stucco embellishment and slate roof coverings are used widely throughout the conservation area. The buildings are typical of the period with flat main facades, projecting ground floor porches, roofscapes concealed behind a front parapet and features such as metalwork balconies to the 1st floor windows. The Italianate styling of the buildings is reflected in the widespread use of heavy moulded stucco cornices at parapet level and stucco detailing such as window architraves, bracketed window hoods and window pediments. Some buildings, such as those at nos.5-6 Rochester Terrace and the northern end of Rochester Road have fully stuccoed facades whilst those at nos.6-15 (consecutive) Wilmot Place have large front pediments at roof level, reflecting an earlier phase of Regency inspired architecture. A further important factor within the conservation area is the use of classical proportion and vertically orientated diminishing fenestration which creates a visually pleasing sense of rhythm and balance to the facades.

SITE AND SURROUNDINGS



Figs 3 and 4 Typical mid 19th century housing within the Rochester Conservation Area.

2.0

SITE AND SURROUNDINGS

- 2.10 Areas of later development within the key residential streets are restricted to a small number of sites, mostly those which suffered from bomb damage during WWII. In some cases such as at no.11 and no.19 Rochester Terrace these damaged properties were redeveloped as part of their original semi-detached pairs, maintaining the same height, scale, flat facades and use of brickwork as the buildings they replaced. Elsewhere, at nos.17-21 Rochester Road the original buildings have been replaced with a terrace of townhouses. Although these utilise yellow brick, their bulk, massing and the horizontal proportions to their fenestration strike a discordant note.
- 2.11 The buildings within the conservation area are generally laid out on spacious plots, with generous front gardens and gaps between the houses offering glimpses of mature greenery in large rear gardens. Overall the conservation area has an attractive, quiet and peaceful character, enhanced by the coherent and unified architectural quality of its historic buildings and the extensive mature trees in Rochester Terrace Gardens which provide the backdrop to many local street views.
- 2.12 Rochester Place was originally laid out as a mews street and has a rather different character to the main residential streets within the conservation area. The uses here are more mixed, with former industrial and commercial sites interspersed amongst residential buildings. The road is narrow with an attractive cobbled surface and the scale of the buildings is generally between one and three modest storeys, set at the back of pavement, producing an intimate and attractive character to the street. Whilst some of the buildings date from the earliest phase of 19th century development, with their characteristic mews features such as loading doors, other sites have been redeveloped during the 20th century. The Conservation Area Statement outlines that:
- "Rochester Place is characterised by low mews type buildings, originally built from the 1870s to serve the properties in Rochester Terrace. The street provides an interesting contrast to the wide roads and villa style properties that dominate the Conservation Area. The narrow street is paved in rectangular granite sets and is characterised by small scale intimate development, containing a mix of light industrial and residential uses."*

2.0

SITE AND SURROUNDINGS

2.13

There is only one statutorily listed building within the Rochester Conservation Area. The Church of St Barnabas is Grade II listed and is situated on Kentish Town Road in the far north western corner of the designation and is not visible from the application site, nor does it form any part of its setting. The listing description reads as follows:

“Church, now Greek Orthodox church. 1884-5 by Ewan Christian; redecorated 1900; redecorated late C20. Stock brick with stone dressings and thin red brick bands. Slated pitched roofs with red tile cresting and stepped brick eaves cornice to nave and aisles of almost the same height. STYLE: C13 Gothic style with late C20 Byzantine style painting to roofs and nave arcades. PLAN: 4 bay aisled nave and apsidal chancel. EXTERIOR: gabled west front with central pointed arch entrance below a 3-light plate tracery rose window; coped gable with horizontal stone blocks. On left hand angle, a polygonal full height bell tower with arrow slit windows and stone belfry with shaped openings and small spire. Both aisles recessed. South aisle with 2-light plate tracery window above a rectangular 3-light porch set in the angle; return with entrance in porch and two 3-light and one 2-light plate tracery windows. North aisle similar but with apse in angle and apsidal east end. Chancel lit by 5 large lancets. INTERIOR: with barrel-vaulted roof to nave and vaulted chancel, all now painted in Byzantine style, chancel with the Virgin Hodegetria and nave with panelled scenes from the life of Christ and a frieze of apostles. Nave arcades of wide pointed arches on plain columns with octagonal capitals; spandrels painted with angels and Biblical figures. Original western gallery with concave balustrade. HISTORICAL NOTE: this building was let to the Greek Orthodox Church in 1957.”

2.14

Rochester Terrace Gardens is a key open space within the conservation area and is protected by the London Squares Preservation Act 1931. The gardens are surrounded by black painted iron railings set in front of a hedge and have a range of mature trees and soft landscaping which significantly enhance the amenity of the surrounding area and provide a key backdrop in views into and within the conservation area. The greenery of the square itself is augmented elsewhere by boundary hedges and widespread planting in front gardens and which assists with a softening of the urban environment.

3.0

RELEVANT PLANNING HISTORY

3.1

The only application affecting no.1 Rochester Terrace is as follows:

Planning permission (H12/2/3/7219) was **granted** on 31 July 1969 for *"The formation of two means of access to the highway onto Wilmot Place, at 1 Rochester Terrace, Camden."*

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.1 The following section sets out the historic development of the site at no.1 Rochester Terrace as well as the wider area.
- 4.2 The ancient parish of St Pancras belonged to the Canons of the Cathedral Church of St Paul, London, likely acquired before the Norman Conquest. This was divided into prebends, a portion of the revenue of a cathedral granted as a stipend, including the manor of Canteloves within which the area of the application site was situated. From about 1670 the land was farmed by John Jeffreys esquire on behalf of the cathedral, passing to Charles Pratt who married Jeffreys' granddaughter, Elizabeth. Charles Pratt was created Viscount Bayham and Earl Camden in 1786.
- 4.3 For centuries the area had been a rural district of farmland and isolated buildings. Rocque's map of 1790 clearly depicts the extent of central London which ended rather abruptly at Euston Road, known during this period as the New Road. Kentish Town is shown as a linear development strung out along the road to Highgate, extending northwards from the junction of St Pancras Way and Kentish Town Road. Camden Town was yet to develop and consisted only of a cluster of buildings around the junction of modern day Kentish Town Road and Camden High Street, including public houses such as the Mother Red Cap and Mother Black Cap. The Pancras Workhouse is also shown to the east on St Pancras Way. In common with many areas that would become London suburbs, food was increasingly produced for the ever growing capital, such as milk, meat and fruit and vegetables from its market gardens and nurseries and hay production from the surrounding fields.
- 4.4 During the 18th century Kentish Town had a proliferation of coaching inns to serve travellers heading north to Highgate and beyond. Several of these inns had associated pleasure gardens which were popular with day visitors, for example The Castle on the corner of Kentish Town Road and Castle Road. The Assembly Rooms hosted balls during the mid 18th century which were *"....sufficiently attractive to draw persons from all parts of the neighbourhood of London."* In *'Old and New London: Volume 5'* published in 1878 it is noted that:
- "At the beginning of the present century the "Mother Red Cap" was a constant resort for many a Londoner who desired to inhale the fresh air, and enjoy the quiet of the country, for at that time the old tavern—which, by the way, was also known as the half-way house to Highgate and Hampstead—stood almost in the open fields, and was approached on different sides by green lanes and hedgside roads."*

HISTORICAL DEVELOPMENT OF THE SITE AND AREA

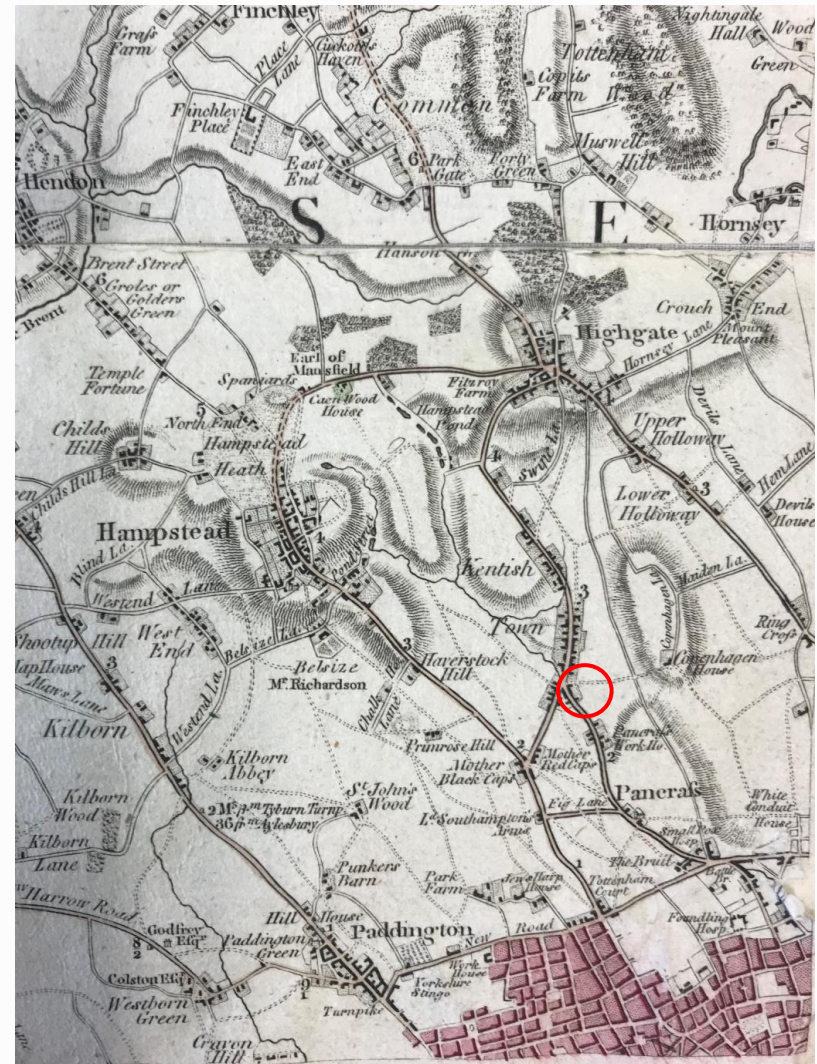


Fig 5 John Rocque's map of 1790.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.5 Following the Kentish Town Act of 1788 and prior to his death in 1794 Earl Camden granted several leases for development on the southern part of his land, to the west of Camden High Street, precipitating development in what is now Camden Town. Bayham Street and Camden Street were laid out in the early 1800s and the new areas of housing linked up with streets in the southern part of Kentish Town such as Jeffreys Street, which was developed from 1800.
- 4.6 Cary's map of 1837 still shows a predominantly linear development along Kentish Town Road with a cluster of streets to the west, at its northern end. Besides for these the land to the west remained largely undeveloped stretching over to Haverstock Hill. To the south of the junction of Kentish Town Road and St Pancras Way a small grid of streets is in place, including Jeffreys Street, Prowse Place and Ivor Street, with the latter still empty of houses. To the east, Camden Road had been laid out following an Act of Parliament in 1821 in order to provide a direct connection to Holloway. Known as the New Road in this period, it stretched in a straight line across open fields interspersed with meandering footpaths. Another notable feature on this map is the Regent's Canal to the south of the area, which was constructed in 1820 to provide a link from Regent's Park to Camden Town and on to meet the River Thames at the Limehouse Basin.
- 4.7 The development of the Earl's land continued under his son John Jeffreys Pratt, who became Marquess Camden in 1812. The estate sold leases to speculative builders who then erected small groups or terraces of houses. Many of the street names within the area reflect its historical ownership and family associations, including Rochester Terrace and Rochester Road which commemorate the marriage of Marquess Camden's son George to Harriet Murray, daughter of the Bishop of Rochester.
- 4.8 By the 1849 St Pancras parish map Camden Town is covered over with buildings to the west of St Pancras Way and between Kentish Town Road and Camden High Street/Haverstock Hill. Camden Road was by this point lined with buildings spreading eastwards and new roads and houses can be seen laid out to the north and south, including Rochester Square and the beginnings of Camden Square. The streets of the conservation area were in place by this time, although only with pockets of new houses. Wilmot Place is lined with buildings as well as most of the southern stretch of Rochester Road. The application site and its semi-detached pair at no.2 Rochester Terrace are also in place.

4.0

HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Fig 6 The St Pancras Parish Map 1849.



Fig 7 The St Pancras Parish Map 1868.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.9 Across the wider area development gathered pace from the mid 1840s to the 1870s, forming the inexorable outwards spread of London. This growth was assisted by the advent of the railways and improvements to public transport, which allowed workers to travel daily into the city, including the opening of Camden Road station by the Midland Railway in 1868, to the east of the conservation area, and Camden Town station (now Camden Road) on the North London Line in 1870.
- 4.10 The 1860 St Pancras parish map shows the remainder of Rochester Terrace and Rochester Road in situ. However, at this point although Rochester Place is laid out, presumably as an access road to the rear gardens of Rochester Terrace, there are no buildings as yet. The 1868 St Pancras parish map shows the rapid transformation of the area during the 1860s with the land to the north of the conservation area filled with long streets of houses reaching up to Leighton Road.
- 4.11 The 1873 Ordnance Survey map shows the wider area as mostly fully covered, with swathes of houses forming a continuous sweep of development. These are generally terraces with narrow plots and a tight grain to the south around Jeffreys Street and Royal College Street, giving way to larger semi-detached villas with more spacious landscaped gardens on St Pancras Way (Kings Road), Rochester Road and Rochester Terrace to the north. Once again in 'Old and New London: Volume 5' published in 1878 when discussing Kentish Town, it is noted that:
- "The limits of the village, we may add, have within the last few years been considerably extended by the erection of new streets and ranges of handsome houses, so that altogether the place is now one of considerable importance. It can now boast of having two railway stations, in addition to two or three others on its borders, besides a line of tramway, and a service of omnibuses connecting it with Fleet Street, the West End, Charing Cross, and other parts of the metropolis."*
- 4.12 The conservation area remained fairly unaltered into the 20th century. However, along Rochester Place a series of buildings had appeared at the end of the long gardens to Rochester Terrace, mostly at the northern end as shown on the 1895 and 1916 Ordnance Survey maps, with a large structure covering half of the rear gardens of no.s 5 and 6 Rochester Terrace by the time of the 1934 map.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.13 Booth's poverty map of 1889 shows the site marked in red denoting '*Middle class. Well-to-do – Middle Class*' in common with all of the other houses within the conservation area reflecting the customers for whom the houses were originally intended. The only pocket of dark blue denoting '*Very Poor, casual chronic want*' are the buildings surrounding Clarendon Yard to the south of the houses at nos.10-15 Wilmot Place.
- 4.14 Transport connections within the area continued to improve, with the opening of the Charing Cross, Euston & Hampstead Railway, later the Northern Line, including stations at Camden Town, South Kentish Town (now closed) and Kentish Town in 1907. The 1896 Ordnance Survey map also shows a tramline running along St Pancras Way, linking the area with Kings Cross and Holborn. The wider area also continued to expand the range of facilities and services for its new population, with Kentish Town Road its local commercial centre. Bungalow shopfronts were added over the front gardens of earlier houses to provide new retail space, the Greek Orthodox Church was constructed on a site in the north western tip of the conservation area in 1885 and a school was built on Kentish Town Road to the south west of Rochester Place, rebuilt to a larger footprint and incorporating the site of the former Rotunda Organ works on Rochester Place in the Edwardian period.
- 4.15 The roads around Rochester Terrace Gardens were relatively unscathed by World War II bomb damage, with the exception of nos. 17-21 Rochester Road and nos 11 and 19 Rochester Terrace. The 1952-53 Ordnance Survey map shows a series of rectangular buildings on the site of nos.17-21 which were presumably prefabricated dwellings, replaced by the current block of flats during the later 1950s/early 1960s. No.11 and no.19 Rochester Terrace were rebuilt as part of their semi-detached pairs in a stripped back 'Festival of Britain' style, in brick with decorative ironwork and metal windows. Furthermore, during the mid to later 20th century the plots along Rochester Place filled up and its industrial and commercial character was reinforced by its uses, including a tractor services depot and an engineering works at the northern end.

4.0

HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Fig 8 The Ordnance Survey map 1873.



Fig 9 The Ordnance Survey map 1934.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

Development of the site

- 4.16 A lease for the laying out of Wilmot Place and Rochester Terrace was granted to a Mr John Darlington from the Marquis Camden on 18 June 1846. This shows Rochester Road as already named, and Rochester Terrace as simply 'Intended NEW ROAD'. Rochester Place is shown as 'Mews Way'. The original lease document and its associated plan for nos.1 and 2 Rochester Terrace show that a lease was granted between Marquis Camden and Mr William Browne on 21 December 1848 for the site and two buildings, for 95.5 years at a rent of £8 per annum.
- 4.17 The plan shows the pair of semi detached houses, with identical large rear projections. Also to the rear, no.1 has a small closet wing to its southern corner whilst that to no.2 is slightly larger. This was most likely only a single storey structure as there is no evidence on the rear wall of no.2 of a 1st floor component and the upper part of the brickwork to no.1's closet wing has been rebuilt. Unlike no.2 which has its entrance porch in a typical position on the front façade, no.1 has its main entrance to the side.
- 4.18 The 1873 Ordnance Survey map shows the application site with a side addition to the east of the house, which correlates with the single storey structure in situ today. It is clear that within the first 25 years of the building's history the side extension was added and the main entrance door re-located to the new flank elevation.
- 4.19 From the map evidence, the footprint of the building remained largely unaltered from through until the 1963-69 Ordnance Survey map whereby a number of alterations appear to the rear of the building which are not shown on the 1953-54 large scale Ordnance Survey map. The brickwork infill structure to the rear of the Victorian side addition is now in place and likely dates from the late 1950s or early 1960s. The footprint of the long rear projection had been altered to create an 'L' shaped arrangement, which reflects the layout of the existing ground floor structure. The small projection in the southern corner of the house is still in situ, which is the two storey (ground floor and ground to 1st half landing level) closet wing that is in place today.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

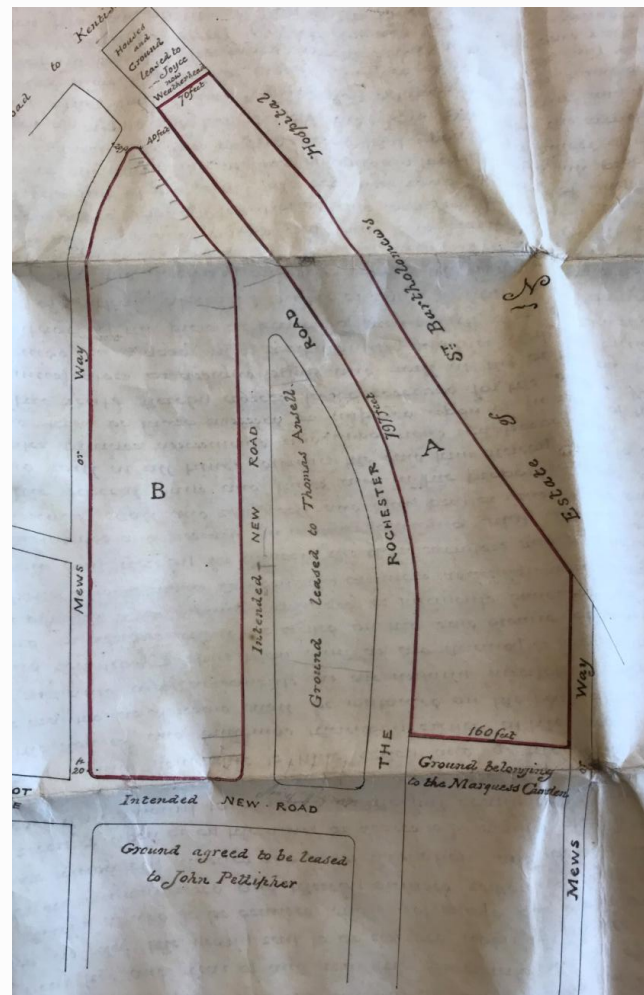


Fig 10 The lease plan of 1846.

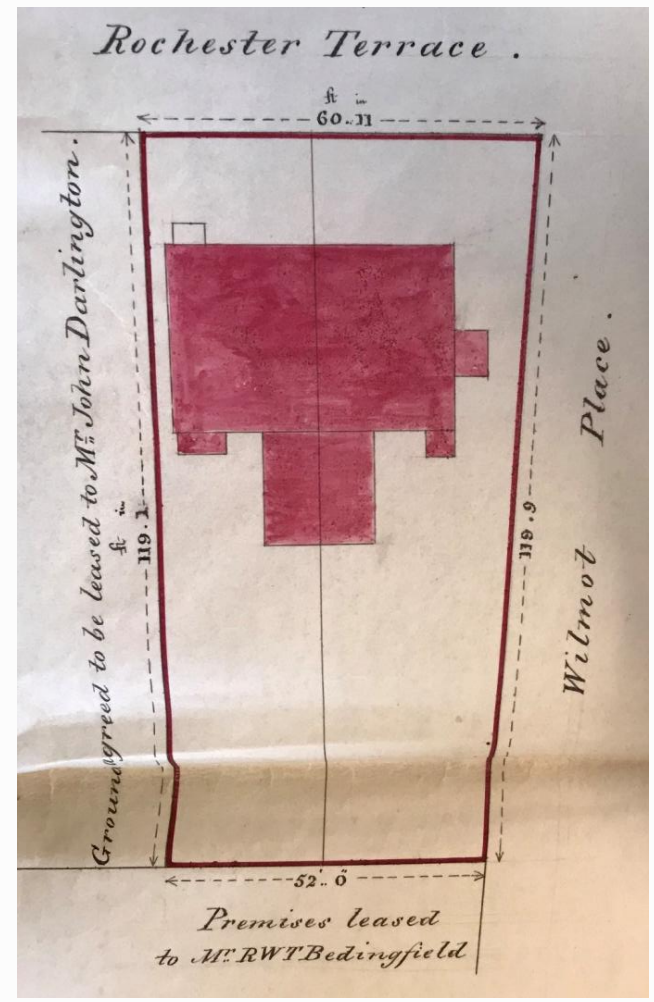


Fig 11 The lease plan of 1848.

5.0

SIGNIFICANCE OF THE SITE

- 5.1 The National Planning Policy Framework Annex 2 defines significance 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.”* A heritage asset is defined 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the heritage asset is the Rochester Conservation Area and the buildings within it which make a positive contribution to its character and appearance.
- 5.2 No.1 Rochester Terrace forms part of a semi-detached pair with no.2. These buildings together form part of a wider group of ten semi-detached pairs of houses at nos.1-20 (consecutive) Rochester Terrace, all of which date from the late 1840s and 1850s. The houses at nos.1-4 (consecutive) are all of three storeys, rising to three storeys + a semi basement at nos.5-14 (consecutive) and dropping again in height to two storeys + a semi basement at nos.15-18 (consecutive).
- 5.3 The group of buildings along Rochester Terrace are mainly constructed of yellow stock brick, which in many cases has darkened with age, embellished with subtle stucco Italianate detailing. A notable exception to this is the semi-detached pair at nos.5-6 which shares the same overall architectural approach but which is fully faced in stucco with a shallow hipped roof and bracketed projecting eaves. Furthermore, nos.11 and 19 were rebuilt following WWII bomb damage but have been replaced to the same height and scale as the original mid 19th century buildings, albeit with materials and architectural detailing which reflect the styling of the 1950s.
- 5.4 Nos.1 and 2 Rochester Terrace are setback from the street behind a shallow front garden and a low brick wall topped with a mature hedge. The front façade of the application site is two bays wide with incised stucco at ground floor level which provides a base to the architectural composition. The upper part of the façade has a bay of aligned windows at ground, 1st and 2nd floor levels which light their respective front rooms. A further narrower window lights the bathroom at 2nd floor level. The fenestration diminishes in height and articulation as it rises over the façade providing a sense of traditional hierarchy, with a bracketed pediment to the 1st floor window giving way to simple stucco architraves at 2nd floor level. The facade is terminated by a deep stucco parapet band which has lost the heavy projecting moulded stucco cornice which still survives at no.2.

5.0

SIGNIFICANCE OF THE SITE

5.4 cont'd

At ground floor level the front window is set within the incised stucco and has a flat splayed window arch marked out in the stucco. The main bay of aligned windows is relatively wide and has a tripartite fenestration arrangement, with a central four over four painted timber sash and slim two over two side lights at each floor level. The narrower 2nd floor window to the bathroom has a simple four over four painted timber sash. The roofscape of the building does not form a prominent part of its architectural composition and is concealed from the front behind the parapet which provides a strong visual termination to the facade. Nonetheless, the building's chimney stack and pots are visible above the parapet and form an attractive feature which can just be appreciated in oblique views of the building from street level.

5.5

Although nos.1 and 2 form a semi-detached pair and share certain overall characteristics of materials and architectural detailing, their form, layout and the arrangement of their front facades differ in several crucial ways. No.2 has a more typical layout, with a front entrance and its 1st and 2nd floor windows aligned above this, following the pattern of the other historic buildings along Rochester Terrace. Where the original pairs of buildings survive, these have a strong sense of symmetry due to their matching entrance porches and the position of their window bays. In the case of no.1 the siting of the main entrance on the flank element has had an impact upon the layout and proportions of the front façade. No.1 has two windows at 2nd floor level but due to the position of the main window bay this has a rather cramped appearance with an expanse of brickwork beneath it where there is no corresponding 1st floor window. This layout, proportionality and solid to void ratio is atypical within the streetscene and produces a rather unbalanced and discordant appearance to the pair.

5.6

The flank elevation of the building is visible within the streetscene due to the corner position of the site. At ground floor level the Victorian side addition has some architectural quality due to its attractive entrance porch with flat stucco pilasters, the historic timber sash window to the side and the stucco cornice which adds architectural interest and definition. However, this has been compromised by the mid 20th century single storey addition which was added to the south west. The toothing in of poorly matching brickwork is discordant and the modern brick on edge parapet intersects uncomfortably with the adjacent Victorian cornice. Over the upper floors the flank elevation is almost entirely blank, besides for a single small window at 2nd floor level which is not centrally positioned. There is evidence of areas of rebuilding or repairs at 1st floor level and the brickwork is patchy as a result. Furthermore, there are extensive and visually intrusive runs of pipework across the facade. Overall the upper parts of the flank elevation are featureless and lack any architectural definition or quality. Consequently this part of the building is considered to be of low aesthetic significance.



Fig 12 View of the rear and flank elevations of the building.



Fig 13 View of the rear elevation of the building.



Fig 14 View of the rear garden of the building looking south west.

5.0

SIGNIFICANCE OF THE SITE

5.7

Further south west the edge of the site is defined by its relatively tall brickwork boundary wall. Mature soft landscaping spills over this, providing an attractive feature within the streetscene and softening and filtering views of the rear and side of the building when looking north east along Wilmot Place.

5.8

The rear facade of the building maintains its original and relatively uniform appearance over the upper floors. However, at ground floor level the building has been altered and extended as described in section 4 above. The rear elevation is a far less formal composition than the front, and is constructed of darkened yellow stock brick with little embellishment or architectural detail. The window arrangement reflects the internal layout of the house, with vertically aligned windows which light the main rear room and a window at half landing level to light the stairs, producing a staggered fenestration pattern. The windows are recessed painted timber sashes in a variety of configurations, including six over six and four over four, set beneath simple shallow arched brick window heads. To the rear there is no parapet, however the slate clad hipped roof slopes form only a recessive feature due to their shallow profile.

5.9

At ground floor level along the boundary with no.2 is a long single storey element which dates from the mid 20th century. This consists of sections of yellow stock brick work combined with highly glazed areas at its south western end and a pair of French doors which open from the side elevation into the garden. In the southern corner of the house's plan is a two storey shallow closet wing which is accessed from ground floor level and the staircase half landing between ground and 1st floor. This is cut away at ground floor level so as to accommodate the back door of the house. The closet wing is constructed of darkened yellow stock brick and is an entirely functional and utilitarian structure with small windows and a modern flat zinc roof. The upper portion of the structure appears to be a later addition as the brickwork is not toothed into the main rear elevation of the house. Adjacent to this is a single storey structure dating from the 1950s/60s which follows the south eastern building line of the Victorian side addition to the street but with its flat asphalt roof at a lower level and a simple brickwork and tile on edge parapet. Beyond the closet wing and the single storey structure is an open sided canopy/car port with a polycarbonate roof which aligns with the vehicle access gates in the side boundary wall. Overall the ground floor projections to the rear of the terrace are awkward and discordant, with varying footprints, forms, heights and architectural detailing, which lack any coherency or design quality. These parts of the building are considered to be of low architectural and historic significance.

5.0

SIGNIFICANCE OF THE SITE

- 5.10 The lack of symmetry between the front facades of nos.1 and 2 Rochester Terrace is continued on the rear elevation. Whereas the fenestration at the application site is staggered, with the 1st to 2nd floor stair window at a lower level, the fenestration to no.2 is aligned, reflecting the position of the staircase and internal layout to this property. This arrangement continues over the upper levels of the facades at the majority of the semi-detached pairs which line Rochester Terrace.
- 5.11 To the rear of the house there is a relatively long garden, with a lawned area surrounded by mature trees and soft landscaping. The end of the garden is terminated by the three storey flank wall of the house at no.5 Wilmot Place providing a degree of privacy and limiting direct views into the rear garden from neighbouring properties.
- 5.12 It is possible to see the upper floors of the application site in views north east along Wilmot Place. However, the ground floor areas of the building and the spaces immediately adjacent to them are harder to appreciate due to the height of the boundary wall and the mature vegetation behind it, which filters views from the public realm.

Conclusion

- 5.13 In this case the key significance of the building derives from its historic and architectural contribution to the planned development of this part of Camden and Kentish Town and reflects its rapid transformation from open fields to an inner suburb during the mid 19th century. The front facade of the building has a reasonably high degree of architectural value and makes an aesthetic contribution to the character and appearance of the wider Rochester Conservation Area. However, this is diluted by the asymmetry between the pair of buildings at nos.1 and 2 Rochester Terrace and the slightly awkward proportions and layout of the fenestration which is a function of its form and side entrance. To the rear the application site retains its historic character over the upper floors, however, this quality and significance is much reduced at ground floor level where the building has been incrementally altered and extended over time in a rather discordant manner. As a whole the buildings which line Rochester Terrace have group value, townscape impact and historic merit, due to their generally coherent form, style, materials and detailed design, as well as their relationship with other groups of mid Victorian houses along Rochester Road and Wilmot Place.

6.0

PLANNING POLICY CONTEXT

National Planning Policy & Legislation

6.1

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

6.2

The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance. Paragraphs 128, 131 and 132 are relevant to this application.

Paragraph 128

"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

Paragraph 129

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into 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

"In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness."*

6.0

PLANNING POLICY CONTEXT

6.2 (cont.)

Paragraph 132

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

6.3

Local Planning Policy

Camden’s Local Plan was adopted on 3 July 2017 and sets out the Council’s planning policies. The Local Plan covers the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council’s vision for the borough.

6.4

Policy D1 – Design is a key policy and has various parts that are relevant to the proposed development in heritage terms;

“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”;*
- e. comprises details and materials that are of high quality and complement the local character;*
- j. responds to natural features and preserves gardens and other open space*
- m. preserves strategic and local 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.

6.0

PLANNING POLICY CONTEXT

6.5

The supporting text to Policy D1 contains useful additional detail and states as follows:

Paragraph 7.2

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value.”*

Paragraph 7.4

“Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings. Character is about people and communities as well as the physical components. How places have evolved historically and the functions they support are key to understanding character. It is important to understand how places are perceived, experienced and valued by all sections of the community. People may value places for different reasons, often reflecting the services or benefits they provide for them. In addition, memory and association are also a component of how people understand a place. All of these values and experiences are part of understanding the character of a place. Planning applications should include a Design and Access Statement which assesses how the development has been informed by and responds to local context and character.”

Paragraph 7.5

“Design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials.”

6.0

PLANNING POLICY CONTEXT

6.6

Policy D2 – Heritage has relevant parts which are cited below:

“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 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

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. 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.*

6.0

PLANNING POLICY CONTEXT

6.7

The Rochester Conservation Area Statement has a number of policies which are relevant here:

Rear extensions/conservatories

"R20 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached, that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general affect on neighbouring properties and Conservation Area will be the basis of its suitability."

"R21 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances."

"R22 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings; or would encroach significantly on the rear garden space; or harm public views of rear garden/spaces."

Side extensions

"R31 The Conservation Area is characterised by significant and well-preserved gaps at the end of terraces or between buildings providing views through to rear mature gardens. Normally the infilling of these gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line."

6.8

Camden's Planning Guidance CPG1 is a comprehensive document which supports the policies in the Local Plan and is a material consideration in planning decisions. The paragraphs at 4.1, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.14, 4.15, 4.16, 4.17 and 4.18 regarding side and rear extensions are relevant in this case.

6.0

PLANNING POLICY CONTEXT

6.9

The London Plan

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

In July 2011 the Mayor published the London Plan. This has since been updated to include the Revised Early Minor Alterations to the London Plan (REMA) in October 2013 and the Further Alterations to the London Plan (FALP) on 10 May 2015.

Policy 7.8 Heritage Assets and Archaeology applies to this application and the relevant sections are as follows:

“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.”

7.0

ASSESSMENT OF THE PROPOSALS

- 7.1 This section sets out the proposals and will consider their impact. It will assess this impact in terms of the statutory duty to preserve or enhance the character or appearance of the Rochester Conservation Area. The proposals will also be considered against the relevant local and national historic environment policies.
- 7.2 The proposal is for the erection of a two storey side extension above the existing Victorian ground floor side addition, to provide additional accommodation linked through to the main house at 1st and 2nd floor levels. To the rear of the building the small projecting closet wing and mid 20th century single storey addition will be removed and a new single storey ground floor extension constructed in their place. The proposed extensions are set within the context of a full internal refurbishment of the house and a re-ordering of its spaces.
- Side extension**
- 7.3 In principle a side extension in this position is considered acceptable and would not be harmful to the overall form and profile of the building, provided that a suitable degree of subordination is achieved. A setback side wing can be found to each of the pair of buildings at nos.5-6 Rochester Terrace where the elevational treatment of these match the architectural character of the front facade, but are well recessed behind it. Within the Rochester Conservation Area only no.1 Rochester Terrace occupies a corner plot with its main entrance to the side. The only partially comparable corner site is on Wilmot Place and Rochester Road. Here however the building at no.6 Wilmot Place has a typical front entrance and symmetrical facade which matches its pair at no.7, as well as a narrower plot and far less space to the side of the building when compared with the application site.
- 7.4 The proposed extension will be set down in height in relation to the house, with its parapet sitting directly beneath the stucco parapet band on the main front and side elevations. The extension will be set back significantly from both the front and rear building lines and is narrower than the existing Victorian ground floor side addition. This will ensure that the proposed extension demonstrates an appropriate level of subordination and provides a clear distinction between the original envelope of the house and the side extension.

7.0

ASSESSMENT OF THE PROPOSALS

- 7.5 The architectural style and detailing of the extension will follow that of the existing house, constructed in yellow stock brick to match its elevations. The proposed fenestration has been carefully considered so as to complement the proportions and appearance of the existing windows. To the front elevation the new 1st floor window will align with the main 1st floor fenestration, but with a reduced level of stucco ornamentation, similar to that at 2nd floor level on the existing house. The proposed 2nd floor window has a simple gauged brick arch above it. This approach has been chosen so as to reinforce the sense of a fully subordinate and contextual addition.
- 7.6 The proposed flank elevation is a simple composition with a single window bay which aligns with the main entrance door. The 1st floor window is blank, reflecting the internal layout, as well as the historic blind window to the front elevation of the existing Victorian ground floor side addition. At 2nd floor level a shallower window, which matches the width of that below, provides a suitable sense of hierarchy and diminishing fenestration.
- 7.7 The proposed rear facade has windows which are positioned slightly lower than those of the main rear rooms in the house, maintaining the stepped pattern of fenestration on the rear facade. The windows also follow the alignment and proportions of the proposed flank elevation windows, providing a sense of visual harmony and coherency when viewed together from Wilmot Place.
- 7.8 The proposal is considered to sit comfortably in relation to the character of the host building due to its sympathetic height, scale, alignment, materials and detailed design. Furthermore, given the atypical layout, form and fenestration pattern of no.1 the building is considered capable of absorbing the proposed extension without harm to the overall appearance of the semi-detached pair. The front facade of nos.1 and 2 Rochester Terrace are already asymmetrical, due to the location of the entrance door and window bays, the differing solid to void ratios and the presence of the Victorian ground floor side addition. When combined with the wider plot width of no.1 and its unique corner position and orientation, the proposal is considered to be acceptable and architecturally appropriate.

7.0

ASSESSMENT OF THE PROPOSALS

7.9

It is acknowledged that there are public realm views of the side of the building from both Rochester Terrace and Wilmot Place. However, due to the substantial setback from the front elevation the proposed side extension would not be readily visible when moving in a south easterly direction along Rochester Terrace, besides for in flat views from directly in front of the building and from the junction with Wilmot Place. In views from Wilmot Place moving south west, the proposal would appear as a well designed, traditional response to the architecture of the host building. The setbacks and reduced height of the extension in relation to the main house provide a suitable level of visual subordination and a traditional sense of proportion. The existing flank elevation of the house is a rather discordant composition with unsightly pipe runs, mismatching brickwork and a single small window which is located off-centre. The proposed side extension will allow for a re-working of the flank of the building and for the introduction of a more attractive and rational composition which will benefit the appearance of the building and wider streetscene. The proposals also include the reinstatement of the stucco stepped cornice to both the front and side elevations of the building which represents a significant visual enhancement to the historic character of the building.



Fig 15 View looking south west along Wilmot Place towards St Pancras Way with the application site to the right.

7.0

ASSESSMENT OF THE PROPOSALS

7.10

In longer views looking north east along Wilmot Place the proposed side extension would not be readily visible due to the extent of mature soft landscaping within the rear garden of the application site. In closer views the proposal would sit comfortably with the existing rear facade of the building, with matching materials, architectural style and a complementary fenestration arrangement. Given the position of the existing Victorian ground floor side addition, which extends to the side boundary of the site, and the relatively narrow footprint of the proposed extension above it, the proposals are not considered to have any harmful impact upon views into Rochester Terrace Gardens from Wilmot Place.



Fig 16 View looking north east along Wilmot Place towards Rochester Road with the application site to the left.



Fig 17 View looking north east along Wilmot Place from the junction with Rochester Place showing the mature vegetation in the garden of no.1

7.0

ASSESSMENT OF THE PROPOSALS

Rear extension

- 7.11 To the rear of the building it is proposed to remove the existing small projecting closet wing as well as the adjacent mid 20th century single storey addition and the open sided carport.
- 7.12 The existing single storey structure dates from the mid 20th century according to historic map regression and as detailed in section 4 above. Its south eastern wall forms part of the existing boundary treatment to the site and is highly visible within the streetscene. However its brickwork is toothed in uncomfortably to the side wall of the adjacent Victorian addition and its brick on edge parapet detail visually conflicts with the attractive cornice line of the Victorian addition. Overall the existing structure is of no inherent architectural or historic interest and its demolition is considered to cause no harm to the overall character of the building.
- 7.13 The existing small closet wing has very minor historic interest at ground floor level where it formed part of the original envelope of the building. The 1st floor landing section of the structure is a later addition and overall the closet wing is a plain and featureless brickwork structure, with a modern flat roof. In views from Wilmot Place it has a rather stark and utilitarian appearance and makes no overall positive contribution to the appearance of the building.
- 7.14 The carport is a simple modern structure designed to provide cover to a parked vehicle from the weather. Given that permission was granted in 1969 for the creation of a crossover from Wilmot Place, presumably the adjacent vehicle opening and carport date from some time after this. Nonetheless the carport is of no historic or aesthetic merit whatsoever and its removal would cause no harm to the character of the building.
- 7.15 The proposals include the erection of a new single storey structure which would replace both these existing rear and side projections and the carport. The proposed extension would be nestled discretely at the base of the building and would be lower in height than the existing larger projecting wing. Given the substantial height and scale of the host building the proposed extension is considered to be fully subordinate.

7.0

ASSESSMENT OF THE PROPOSALS

- 7.16 The extension will be constructed of yellow stock brickwork to match the side and rear elevations of the main building. To the rear will be one large window which has been subdivided so as to reflect the traditional proportions of the original window openings on the rear of the house. The south eastern wall of the extension would form part of the brick boundary wall to Wilmot Place, in the same manner as the existing structure and the replacement of the existing timber vehicle doors with a new section of brickwork would maintain the solidity of the boundary to the street. However, the height of the extension would be lower than the existing structure, allowing for a decisive step down in the height of the boundary wall. This would provide a clear visual distinction between the historic side addition and the adjacent brick wall, allowing for the parapet line and cornice to be more easily appreciated in views from the street.
- 7.17 As a result of its siting, scale, materials and detailed design, the proposal would have no harmful impact upon the appearance of the building either from its own rear garden or in views from the public realm on Wilmot Place. Overall the proposed rear extension would better reveal the form and profile of the Victorian ground floor side addition. It would also enhance the appearance of the rear of the building by replacing the accretive and rather discordant series of structures, all of which are of low significance, with a new rationalised and attractive extension.
- 7.18 Where the small closet wing is removed a new four over four painted timber sash will be inserted so as to light the ground to 1st floor staircase, complementing the similar stair window above it.
- 7.19 To the front elevation it is also proposed to alter the central sash within the tripartite window at 2nd floor level. The central glazing bar will be removed so as to create a more horizontally proportioned arrangement which matches the ground and 1st floor windows, providing additional coherency to the front facade.

Policy compliance**Planning (Listed Buildings and Conservation Areas) Act 1990**

- 7.20 The proposals are considered to preserve, and in some respects enhance, the character and appearance of the Rochester Conservation Area and thus comply with the s.72 statutory duty. The side extension is fully subordinate to the host building and sympathetically designed, causing no harm to its appearance or to any local views within the conservation area. The proposed extension to the rear will enhance the appearance of both this part of the building and the highly visible brick boundary wall facing Wilmot Place.

7.0

ASSESSMENT OF THE PROPOSALS

Camden Local Plan

7.21

Camden's Local Plan policy D1 outlines the Council's objective of securing high quality design which respects local context and character as well as preserves or enhances the historic environment. This can be achieved by using details and materials that are of high quality and which complement local character, responding to natural features, preserving garden space and local views. Policy D2 relates specifically to heritage and requires the Council to preserve, and where appropriate, enhance the borough's heritage assets, which in this case is the Rochester Conservation Area. The Council will take account of conservation area statements when assessing applications and will resist development that causes harm to character or appearance as well as seeking to preserve trees and garden spaces which contribute to character and appearance and which provide a setting to the borough's architectural heritage.

7.22

In this case the proposals represent a high quality approach which respects and complements its historic context. Views within the conservation area, the garden setting of the host building and the overall character of the building and its relationship with its semi-detached neighbour will be preserved. The use of matching materials, fenestration and detailing to the more visible parts of the proposal will ensure that it sit comfortably within the surrounding coherent and harmonious mid 19th century townscape. Elements of the scheme, such as the reinstatement of the cornice to the front and side elevations of the main house and the improvements to the appearance of the lower parts of the building to the rear, as well as the brick boundary wall facing Wilmot Place will secure an enhancement of the character and appearance of the Rochester Conservation Area.

Rochester Conservation Area Statement

7.23

The Rochester Conservation Area statement has a number of detailed policies regarding side and rear extensions. Both the proposed rear and side additions utilise matching yellow stock brick and incorporated thoughtfully designed fenestration in order to complement the historic character of the host building. The proposed rear extension projects further from the rear elevation than the existing structures but overall the new footprint is only a very modest increase in size which will have no harmful impact upon the available rear garden or upon the contribution it makes to the conservation area through its mature landscaping. The existing trees on the boundary with Wilmot Place will be retained and the proposed extension will be sited in the position of the existing concrete parking space, ensuring that there will be no impact upon existing soft landscaping or lawned areas.. Furthermore, an area of hard landscaping between the glazed rear extension and the main houses will also be removed, allowing for additional planting. As required, the rear extension is unobtrusive, appropriately scaled and sensitively designed, improving the appearance of the building through from both within the site and in views from Wilmot Place.

7.0

ASSESSMENT OF THE PROPOSALS

7.24

Specifically with regard to side extensions the Conservation Area Statement highlights the importance of the area's significant and well preserved gaps, which provide views through to rear mature gardens. When compared with other buildings within the conservation area the application site is atypical in a number of ways, including its side entrance, the width of the site from the main three storey envelope of the house and the asymmetry of the pair at nos.1 and 2 due to the proportions and layout of their front façade. The space to the side of the building is not a 'gap' in the traditional sense of a space between two buildings. Here there is a sense of spaciousness to the side of the building that will be preserved due to the height, scale and visual subordination of the proposed side extension and the setbacks that have been incorporated from the established front, side and rear building lines of the building. The junction between Rochester Terrace and Wilmot Place is wide and generously proportioned, with much competing visual interest from the houses on Wilmot Place, as well as the substantial bulk of the houses at nos.9 and 10 Rochester Road closing the view looking north east and the mature greenery towards the junction with Rochester Place looking south west. Given this context the proposed side extension is considered to form only a small component within these views and would not visually intrude. The proposal would not harm the garden setting of the application building or intrude into any views of the communal space of Rochester Terrace Gardens particularly in medium and longer views north east along Wilmot Place where the landscaping on the boundary to the site would remain the dominant feature.

Camden Planning Guidance 1

7.25

For the reasons outlined above in section 7 of this statement the proposals are considered to be in accordance with the guidance contained within Camden Planning Guidance 1. The proposed rear extension complies with the general points at paragraphs 4.1, 4.7, 4.8 and 4.9 of the guidance as well as the specific bullet point criteria of paragraph 4.10.

7.26

With regard to the side extension the guidance indicates that these should also adhere to the requirements of paragraph 4.10. In accordance, the proposal is secondary to the main building in terms of its form, scale, proportions, dimensions and detailing, complements the architectural style and materials of the host building and avoids any harm to existing architectural features, indeed the proposal includes the reinstatement of a cornice to the main building. Furthermore, the proposal maintains the ratio of built to unbuilt space as the side extension would rise above the existing Victorian ground floor addition but with a smaller footprint and consequently would have no impact upon the openness of the existing private garden to the rear.

7.0

ASSESSMENT OF THE PROPOSALS

7.27

Paragraph 4.16 indicates that side extensions should be no higher than porch level. However, in this case the atypical nature of the building within its local context, the spacious setting to the side of the application site, the absence of a typical 'gap' between buildings and the poor appearance and architectural composition of the flank wall of the main house create a set of unique circumstances. Because the space to the side of no.1 Rochester Terrace is not a 'gap' in the traditional sense, the proposed side addition fulfills the requirements of paragraph 4.17 of the guidance and would not compromise views along Wilmot Place or Rochester Terrace. The proposal would be substantially set back from the front building line and there would be no impact upon the integrity of the architectural composition at nos.1 and 2 due to its existing and inherent asymmetry. Furthermore, the proposed side extension would have a positive impact upon the appearance of the existing flank elevation of the house and would improve its contribution to the wider streetscene.

7.28

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) requires that the significance of any affected heritage assets should be identified and described and this significance taken into account when assessing proposals for change. This statement has defined the character and appearance of the Rochester Conservation Area as well as the significance of the application building. The proposals are considered to preserve and in some respects enhance the positive contribution which the building makes to the conservation area. As a whole the proposals are considered to satisfy the policy requirements of the NPPF.

8.0

CONCLUSION

- 8.1 This proposal includes the demolition of a number of low significance structures to the rear of the building and the erection of a side and rear extension.
- 8.2 The proposed side extension to the house has been carefully designed so as to follow the architectural style and detailing of the host building and its slender profile and substantial setbacks are considered to be an appropriate response to the height, scale and proportions of the main building. Given the inherent asymmetry of the semi-detached pair the proposal is not considered to undermine its character, appearance or the overall integrity of its architectural composition. In street views the proposed side extension will present as a sensitive addition to the building which will blend with and respond to the surrounding historic context.
- 8.3 The proposals to the rear will impact only upon structures that are of low significance and in an area where ad hoc development over time has created a rather discordant appearance. The proposed extension is modestly scaled and sensitively sited so as to cause no harm to the host building or its garden setting. In views from the street the appearance of the brick boundary wall will be improved and the character and detailing of the Victorian ground floor side addition will be better revealed.
- 8.4 The proposals are considered to fully comply with the requirements of Camden's Local Plan. They are considered to preserve the character and appearance of the Rochester Conservation Area in line with the s.72 statutory duty and in some respects enhance it. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of any affected heritage assets is sustained and enhanced.

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact. Our details can be found below.