

24 Heath Drive, London NW3 7SB: Addendum Heritage Appraisal, November 2018

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Introduction

- 1 Applications for planning permission (ref 2018/0914/P) and listed building consent (ref 2018/0981/L) were granted by the London Borough of Camden on 11 October 2018. Planning permission was granted for:

Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear.

- 2 Listed building consent was granted for:

Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.

- 3 KMHHeritage drafted a detailed and extensive Heritage Appraisal that accompanied the planning and listed building consent applications for the permitted scheme for 24 Heath Drive (24 Heath Drive London NW3 7SB: Heritage Appraisal, KMHHeritage, January 2018). This document sets out the history of the building and its

surroundings, assesses its heritage significance/special architectural or historic interest, sets out the legislative and policy context, assesses the effect of the scheme on heritage significance/special interest and assesses the compliance of the proposed scheme with legislation and policy.

4 The Heritage Appraisal concluded that:

- All that is significant about No. 24 Heath Drive in heritage and townscape terms will be preserved and enhanced by the proposals. The contribution that 24 Heath Drive makes to the conservation area - through its presentation and appearance to the street - will be considerably improved by the proposals; and
- The proposed scheme will comply with the law, and national and local policies and guidance for urban design and the historic built environment.

5 Amendments to approved scheme with reference numbers 2018/0914/P & 2018/0981/L are now proposed. The purpose of the report is to assess the proposed amendments against national and local policies and guidance relating to the historic built environment and heritage assets.

6 This report should be read with the design report and drawings prepared by Kyson. This Addendum Heritage Appraisal does not repeat the background information, assessment of heritage significance and assessment of the effect on heritage significance contained in the Heritage Appraisal that accompanied the permitted scheme. It focusses solely on the effect of the proposed amendments.

The revised proposals

7 The revised proposals are described in detail in the Kyson material.

Dormer windows to side roofscapes

8 The principle of side dormer windows and skylights has been established in the permitted scheme. A new dormer is proposed to the north-east roof in order to replace the permitted roof lights in that location, and they will provide additional natural light and ventilation into proposed Bedroom 5. The side dormer will be positioned behind a tall chimney stack, and largely hidden in frontal views of the house. There is a minimal and entirely non-harmful variation from the permitted scheme, and the proposal does not significantly alter the effect on special architectural or historic interest from the permitted scheme.

Side Extension/ Garage

- 9 The proposed alterations to this aspect of the permitted scheme are a) fully internal and thus have no effect on the external appearance of the listed building, and b) located within the permitted extension to the listed house and thus do not affect its historic fabric. The proposal does not significantly alter the effect on special architectural or historic interest from the permitted scheme.

Rear extension

- 10 It is proposed to replace the non-original bay window in the living room to the rear of the listed building (retained in the permitted scheme) with a contemporary rear extension. It will be clad in 'Corten' steel cladding that will echo the colour and tone of the red brick of the host building, and will also be extensively glazed. The scale and proportions of the proposals respect the overall appearance and massing of the listed house. The proposal is clearly of its time, legibly a later addition and - in its scale and simplicity of expression - clearly subservient to the listed building. The architectural approach to the proposed extension, which will enhance the family life lived within the house, is very familiar and has been implemented successfully in a very large number of listed houses from various periods. While representing a significant change to the permitted scheme, that change is positive and will not harm the listed building.

Internal alterations

- 11 The proposed plan layout changes at first and second floor are minor in nature and will not reduce the integrity of the listed building. They serve to provide better family accommodation and will not harm the listed building.

Conclusion

- 12 The proposed amendments to the permitted scheme will have a minimal effect on the special architectural or historic interest of the listed building, and will preserve

that special interest. The conclusion of our assessment of the proposed amendments is as it was in respect of the permitted scheme, summarized above.

- 13 The proposed scheme preserves the special architectural and historic interest of 24 Heath Drive and the conservation area. It thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. For the same reasons the proposed development complies with national (National Planning Policy Framework) and local (Camden) policies and guidance in respect of change to heritage assets.

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