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## Heritage Statement and Conservation Area Appraisal

38 Brookfield Park\_ Planning Application  
December 2019

## Policy Considerations

Legislation relating to conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular we cite:

- Section 72 of the Act places a duty on the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas
- the act does not require the prevention of change within conservation areas as such

When considering the impact of the new development, reference is made to the National Planning Policy Framework 2012, in particular:

- Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment with emphasis on 'significance', defined 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 appearance but also from its setting'*
- Paragraph 126 of the NPPF encourages local planning authorities (LPAs) to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. On the other hand, the same paragraph recognises the fact that new development can make a positive contribution to local character and distinctiveness
- Paragraph 129 requires LPAs to assess the particular significance of any heritage asset. This should be taken into account when considering the impact of a proposal within a conservation area
- Paragraph 131 requires LPAs to take account of the desirability of new development that makes a positive contribution to local character and distinctiveness
- A distinction is made in the NPPF between conservation and preservation. Conservation is defined as *'the process of maintaining and managing change to a heritage asset in a way that sustains and enhances its significance'*
- Paragraph 137 encourages LPAs to seek opportunities for new development within Conservation Areas to enhance the assets significance
- Finally paragraph 138 requests LPAs to recognise that not all elements of a conservation area may contribute to its significance

Furthermore, local policy and guidance should be taken into account, for instance:

- The London Plan Policy 7.6 states materials and details should complement the local character and that the amenity of surrounding areas should not be unacceptably harmed by new development
- The London Plan Policy 7.8 indicates that development should be sympathetic in form, scale, materials and details of the local context
- The Camden Local Plan outlines the necessity to achieve high quality design that conserves and protects heritage assets

## Conservation Area Appraisal

38 Brookfield Park is located within the Dartmouth Park Conservation Area. The area was first designated in 4th February 1992.

Mainly residential, the conservation area charts the variety and complexity of domestic architecture from late 18th Century to the present day.

The property is situated within the St Albans Road sub area, described as an area of early 19th Century properties built on a more level area than its surroundings. The houses on Brookfield Park reflect the Arts and Crafts movement and vernacular design inspired by Norman Shaw. Many of the properties are of two storeys, with a third in the gabled roof. The slate roofs provide a powerful roofline along the street.

The properties are rendered with details in brickwork. Windows are sashed with glazing bars to the upper sashes.

No. 38 was built in 1954 on Holly Village land. Two storey brick with later dormers, it has a terrazzo fronted surgery to the footpath.

## Heritage Impact Statement

The proposal retains the existing use of the property as a single family dwelling for residential purposes only. The extension increases the amount of area for residential use reinforcing its use as a single family dwelling.

The proposed extension will be finished in appropriate materials that blend with and reinforce the appearance of the existing dwelling.

By virtue of the extension being to the rear, the visual appearance of the terrace from the street will be retained.

The extension has been considered in regards to the scale and massing of the host property and the neighbouring dwellings. These requirements ensure any such development is subordinate to the existing building and that appropriate materials are used.

Through this considered approach, the scheme mitigates any issue of appearing over bearing or over dominant to the existing property and its existing appearance.

## Conclusion

The proposed extension seeks to compliment and retain the character of the host building.

The addition of a refined but distinctly contemporary extension is a well considered and sensitive approach that ultimately adds value to the character of the property and further enhances the surrounding area. The scale, size and massing of the rear extension is proportionate to the size of the house and in-line with modern standards of living.

The proposed works help to create a family home in which the owner can remain for the foreseeable future.

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding area but instead enhance its character in a contemporary manner.