

Short Heritage Statement**1 Significance**

- 1.1 The application property is located within the South Hampstead Conservation Area (Formerly known as Swiss Cottage Conservation Area), a Designated Heritage Asset.
- 1.2 There are no listed buildings or any other type of designated heritage asset in the vicinity.
- 1.3 The property is considered to make a positive contribution to the conservation area.

2 The need for assessment

- 2.1 Camden guidance confirms that a heritage statement is required for works affecting the setting of a conservation area.

3 Policy and guidance

- 3.1 Camden Local Plan 2017 policy D2 Heritage.
- 3.2 The South Hampstead Conservation Area Character Appraisal And Management Strategy was published in February 2011.

4 Application property

- 4.1 The application property forms the middle of a long terrace of similar three storey plus basement mansion blocks on the north side of Canfield Gardens.
- 4.2 The front elevation is of brick with rubber brick window mouldings and stringcourses.
- 4.3 Windows are white painted timber box sash in a 'six over two' arrangement. Most windows have segmental arches in brick with round/ovoid window arches to the ground floor front bay. A front ground floor window to the right hand side has a flat brick arch with keystone.
- 4.4 The main entrance has a painted stone triangular pediment with glazed timber door and glazed side and top lights.
- 4.5 The roof is of slate with red clay ridge tiles. The terminal finial to the apex roof above the bay has been lost.
- 4.6 The status of the building as a 'positive contributor' is set at an appropriate level in light of its architectural merit and historic interest.

5 Proposed works

- 5.1 The proposed works are largely confined to the basement and rear of the property. The impact upon the host building, it's setting and the wider conservation area is therefore minimal.
- 5.2 The only relevant alteration will be the formation of a front light well. This will be covered by a grille with the lower ground floor level elevation (facing into the light well) designed to match the details and materials of the existing building above.
- 5.3 The planting of hedges around the perimeter of the lightwell and at the front boundary will largely occlude views of the lightwell and grille.
- 5.4 The outline of the lightwell has been amended so that it follows the line of the canted bay window above, which is considered more appropriate.
- 5.5 Front lightwells are an established feature of properties in Canfield Gardens - including a number that have only recently been approved.

5.6 The large and deep front garden will retain its open aspect.

6 Impact

6.1 Front lightwells are an established feature of Canfield Gardens and the wider conservation area and cannot therefore be said to be an alien or inappropriate form of development.

6.2 The proposed lightwell, by virtue of its sympathetic design and materials, will not harm the character or appearance of the host building or its setting.

6.3 The area of the proposed lightwell is small in relation to the large front garden area.

6.4 The reconfiguration of unsightly bin stores and removal of hard-paved surfaces will enhance the garden setting.

6.5 The mature front garden tree (a Silver Birch) will be retained.

7 Conclusions

7.1 The proposals will not cause any harm or loss of significance of the designated heritage asset (the conservation area).

Michael Doyle

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