

Planning & Heritage Statement

Accompanying Proposals for 11 Briardale Gardens, London, NW3 7PN

April 2020

Introduction

This Planning and Heritage Statement supports the application to reduce the height of a chimney stack on the front elevation of 11 Briardale Gardens, which has been temporarily taken down due to its state of disrepair and the risk of it falling.

11 Briardale Gardens is a semi-detached three storey house, which has been occupied as a single-family dwelling since its construction in the late 1890s. The house is not listed but is located within the Briardale and Clorane Gardens/Platt's Lane Sub Area of the Reddington and Frognal Conservation Area.

Planning permission was granted for the overall refurbishment, alteration and extension on 1st of June 2019, ref. 2019/1656/P:

The demolition of an existing ground floor rear extension, the erection of a single storey rear extension, the erection of two dormers on the rear roof slope, the installation of a rooflight and PV panels on the front roof slope, the installation of a replacement timber windows on all elevations, the installation of replacement tiled roof.

Overall, proposals aim to provide a good balance of room sizes to suit family needs; achieve better connection principal rooms and garden; upgrade of bathroom and kitchen provision and improve the quality of repairs and alterations through a comprehensive refurbishment. Works began on site in October 2019 and as a result of site conditions or technical constraints, some aspects of the proposals require modification. The following are currently identified as requiring planning consent and revisions proposed aim to remain in keeping with the original application. The revisions are clearly identified on submission drawings against the context of the scope of works that has been granted full planning permission:

1. Removal of a chimney to the front elevation due to cracking, which is covered by this new householder application.
2. Reconfiguration of solar panels on the street facing elevation to avoid excessive shading and optimise energy return. NB: This has been submitted as a non-material amendment to the existing planning consent.

Site, existing house and Heritage Statement

Briardale Gardens is typical of the character of the Reddington and Frognal Conservation Area where the overall character of the street is imbued with variations in architectural detail. Houses on Briardale Gardens, predominantly draw the Arts and Crafts style with ground floors being red brick and upper floors in coarse render arranged in pairs with either square or sloping front gables. The front elevation of no 11 differs slightly from the neighbouring houses as a result of alterations incorporated following a fire. The bay window is two storeys tall, whilst other houses have a single storey bay, and a balcony has been introduced over the front door to benefit from the south sun. A front balcony has also been introduced at no 27 and both examples are positioned at a junction where there is a break in the street pattern and overlooking is not an issue. As stated the house is in a state of disrepair which is being addressed through the scope of works previously granted planning consent: replacing single glazed rotten or corroded windows and doors, replacement roof coverings and brick repairs.

Front of property viewed from Briardale Gardens – proposals annotated

Variation: Front chimney severely cracked and height reduction proposed to match no. 09

Replacement windows, fenestration design to match original style. 2019/1656/P.

New larger rooflight and solar panels. 2019/1656/P.

NB: solar panel reconfiguration submitted as non-material amendment.



← 13 Briardale Gardens ← 11 Briardale Gardens ← 9 Briardale Gardens →

Proposed removal of front chimney

Cracks on chimney at 11 Briardale Gardens

New chimney height to match adjacent 9 Briardale Gardens



Opening up works and the erection of the scaffold externally have allowed closer inspection of the existing building to review repair needs. Inspection revealed the extent of cracking to the front chimney was beyond minor brick stitching and piecing in repair. It has been necessary to take the chimney down temporarily for safety reasons.

As it has not been possible to retain the original chimney this application requests permission to reduce the height permanently to match the chimney of paired semi-detached property at 9 Briardale Gardens. The existing chimney pot would be retained and reinstated at the new height. This would allow for symmetry between the attached properties and be in keeping with a number of other houses on the street that have similarly reduced or removed chimney stacks.

Planning Background and Context

Previous alterations to the front of no 11 (bay and balcony) were undertaken some years ago and do not appear in planning records. Since these works, the house has had no further external alterations.

Houses on Briardale Gardens have been refurbished, altered and extended and the approach to 11 Briardale has made reference to:

- Camden Planning Guidance: Design CPG1
- Conservation Area Statement: Frognal and Reddington.
- The planning context in terms of schemes for adjacent houses gaining approval:

2006/0677/P (Camden)- 9 Briardale Gardens London NW3 7PN - The erection of a single storey rear extension at garden level and the enlargement of a rear dormer of the dwelling house.

2011/0568/P (Camden)- 15 Briardale Gardens London NW3 7PN - Construction of a rear ground floor extension, replacement of existing rear roof light with a dormer and insertion of enlarged rear dormer to the dwelling house.

2017/3408/P (Camden)- 1 Briardale Gardens London NW3 7PN - Replacement of all front and side windows and first and second floor rear windows. Replacement of front garage door with window, enlargement of first floor rear window and installation of new second floor side window. Partial re-render of front and side facades.

2016/6483/P (Camden)- 31 Briardale Gardens London NW3 7PN - Erection of single storey rear extension and installation of 1 x rear dormer window.

19/0266/192 (Barnet) - 12 Pattison Road London NW2 2HH - Roof extension involving rear dormer window and 3no front facing rooflights

17/5173/HSE (Barnet) - Pattison Road London NW2 2HH - Single storey rear extension. New patio area and access steps and railings

Pre-application consultation and design development

The original scope of extension and refurbishment was shared with both adjacent neighbours at 9 and 13 Briardale Gardens on the 7th of March, 2019. Some aspects of the proposals were adjusted to respond to neighbours' comments and concerns prior to the submission of the planning application (now granted ref 2019/1656/P). We have sent a copy of the submitted front elevation to communicate on the level on disrepair found to the chimney, the current removal for safety and application to reduce the height permanently. The applicant, contractors and Fabric Space (architects) have communicated with neighbours during site works to date.