



39a Priory Terrace, Kilburn, London, NW6 4DG
London Borough of Camden

Heritage Statement:
Heritage Significance, Impact Assessment and Justification Statement

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of
Heritage Information Ltd

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39a Priory Terrace – Heritage Statement

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1.0. INTRODUCTION

- 1.1. The subject site at 39a Priory Terrace, London, NW6 4DG comprises a corner site at the junction of Priory Terrace and Abbey Road. There is a pair of garages built in 1963 located to the west side of the site (only the eastern garage is within the ownership of the subject site), whilst the east of the site is brownfield land with some planting following the clearance of a 19th century building during the early 1960s. The site is located within the Priory Road Conservation Area, London Borough of Camden and within the Kilburn Priory and Settlement Archaeological Priority Area.
- 1.2. This Heritage Statement has been produced to inform pre-application discussions and to accompany an application for Planning Permission. The proposals involve:
- The demolition of the eastern garage of the pair of existing garages.
 - The construction of a residential “lodge” house comprising a basement, lower and upper ground floors, and a roof terrace.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, February 2019 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. This Heritage Statement should be read in conjunction with the Archaeological Desk-Based Assessment (Heritage Information, 2020), as no archaeological matters are covered in this report.
- 1.4. This Heritage Statement has been written in accordance with Historic England Advice Note 12: “Statements of Heritage Significance” (October 2019), and has adopted the following structure:
- Section 1: Introduction including summary of findings.
 - Section 2: An appraisal of the heritage context of the subject site.
 - Section 3: An historical background of the site.
 - Section 4: A description of the subject site as existing.
 - Section 5: An appraisal of the significance of the site.
 - Section 6: An assessment of the potential or actual impact of the proposed works upon the character and appearance of the Priory Road Conservation Area and on the settings of any other heritage assets.
 - Section 7: How the proposed works comply with relevant policies in the NPPF and the PPG, and how the works are in accordance with local and regional planning policies.
- 1.5. **Summary**
- The subject site is located within the Priory Road Conservation Area.
 - An assessment of the significance of the site concludes that it possesses low architectural and historic interest. The value of the setting is considered to be medium. The site as existing is considered to make a negative contribution to the character and appearance of the Conservation Area and a neutral to negative contribution to the setting of the Grade II listed Church of St Mary.

- An assessment of the impact of the proposals concludes there would be a **minimal and neutral to positive** on the character and appearance of the Priory Road Conservation Area and on the setting of the Grade II listed St Mary's Church. The proposed building is considered to be a high-quality and visually literate design, which better reflects the prevailing architectural language, detailing and use of materials within the Conservation Area. It therefore responds positively to its context and provides enhanced townscape and architectural interest on this important junction location on the corner of Priory Terrace and Abbey Road. The scheme offers a number of enhancements to the character and appearance of the Conservation Area, and the townscape setting of the church on Abbey Road:
 - The removal and screening of existing unsightly and detrimental features from a prominent corner site and important junction location as identified within the Conservation Area Appraisal;
 - The enhancement of the appearance and character of the Conservation Area by the provision of a new "lodge" building of a height and scale that is subservient to the surrounding mid-19th century built form, and which complements it through the use of appropriate materials and visually literate architectural detailing in a modern idiom;
 - The provision of enhanced architectural interest on a site currently of no aesthetic merit in order to distract from the plain lower part of the north elevation of No. 39 Priory Terrace and from the adjacent poor-quality late 20th century building on the south side of Abbey Road;
 - The reinstatement of an appropriate traditional boundary treatment comprising a rendered dwarf wall and capped piers with railings and with planting behind.

1.6. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings (SPAB), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is also a trustee of the Drake and Dance Trusts, and a Scholar of the SPAB.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award, and is a Design Review Panel member of the South West Region, the London Boroughs of Richmond upon Thames, Lewisham, Islington and Wandsworth, and the Design Council/CABE. Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number other public sector and commercial design awards.

Dr Daniel Cummins MA (Oxon) MSc PhD – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals. Daniel has a Master's degree in the Conservation of the Historic Environment

and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He has an excellent working knowledge of the legislative and policy framework relating to the historic environment. Daniel has extensive experience in projects involving interventions to listed buildings and buildings in conservation areas, providing detailed assessments of significance and impact assessments required for Listed Building Consent and Planning Permission.

1.7. Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Particular attention was given to the Camden Local Studies and Archives Centre. A site visit was conducted on 3rd February 2020, when a review of the subject site was conducted by visual inspection to identify the relevant parts of the Priory Road Conservation Area and any other heritage assets that would be affected by the proposed works. Consideration has been given to its historical development and the building types and materials of the key buildings which contribute to the identification of the built form and the understanding of the special character of the area.

2.0. LOCATION AND CONTEXT

- 2.1. The subject site is located on the west side of the junction of Priory Terrace with Abbey Road, which falls within the Priory Road Conservation Area, London Borough of Camden (Figure 1).

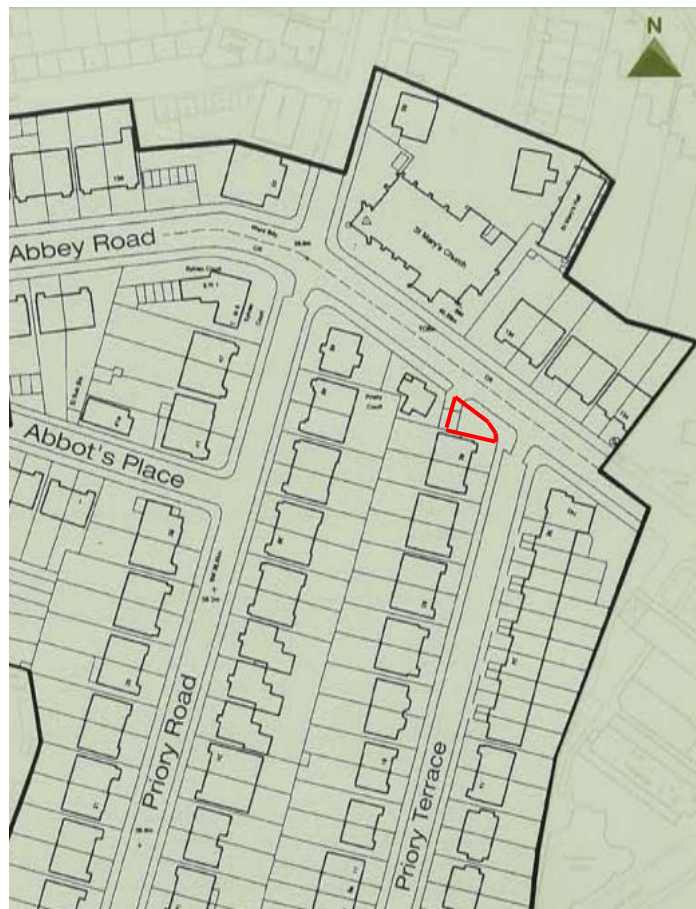


Figure 1: The location of the subject site (outlined in red) within the Priory Road Conservation Area.

- 2.2. The character and appearance of the Priory Road Conservation Area is defined by its original street pattern and homogeneous architectural language in the Italianate style of classical architecture which prevailed during the mid-19th century. It is a largely intact example of a mid-19th century suburban development comprising residential streets, shops and a church. Semi-detached villas predominate and reflect those of the neighbouring Eyre Estate in St John's Wood, comprising symmetrical semi-detached houses designed to appear like one large detached villa. Shallow-pitched roofs with overhanging eaves, string courses, porticos, two-storey canted bay windows, decorative ironwork to the window guards of the ground floor windows, rustication to the lower ground and ground floors, and stucco decoration are the main architectural elements within the Conservation Area. Heights are generally three storeys over a basement (or lower ground floor). Nos. 13-19 Priory Terrace are distinctive in that they are exposed London stock brickwork with rusticated stucco at ground floor, whilst the remainder of the street comprises wholly stuccoed buildings (Figures 3 and 4). No. 53 Priory Road is a dominant building on the north side of Abbey Road which is built of gault brickwork, a substantial entrance porch and stucco architectural detailing (Figure 2). All these buildings are identified within the Conservation Area Appraisal as positive contributors to the character and appearance of the Conservation Area.
- 2.3. The junction of Priory Terrace and Abbey Road is identified within the Conservation Area Appraisal as a key junction where the defining characteristics of the original development can be best appreciated. The subject site is a prominent contributor at this key junction location by nature of the shape of the site which curves around from Abbey Road into Priory Terrace (Figure 2). This strip of ground on the south side of Abbey Road is considered to make a negative contribution to the character and appearance of the Conservation Area. It appears an unresolved part of the mid-19th century development and uncomfortable termination of the pairs of villas on Priory Terrace. The space breaks the suburban grain and homogeneity of the townscape which defines the character and appearance of the Conservation Area. The open nature of the site exposes the lower part of the side (north) elevation of No. 39 Priory Terrace which was not designed to be seen (ref. Section 3 below) and therefore presents a lower quality and plainer aspect fronting this key junction location within the Conservation Area (Figure 2). To the west of the site is a two-storey late 20th century infill building of red brickwork with an inappropriately large slate mansard roof, which is considered at best to be a neutral to negative contributor to the character and appearance of the Conservation Area. The open nature of the site provides this building with undue prominence on the south side of Abbey Road at this key junction location (Figure 2).
- 2.4. Prevailing boundary treatments within the Conservation Area comprise low brickwork walls with capped piers and railings with planting behind to enhance the attractive suburban character of the area (Figures 2, 3 and 4). The piers on the subject site have been reduced in size and the railings removed to leave the site particularly exposed in views along Abbey Road and to the detriment of the townscape at this important junction location (Figure 2).
- 2.5. The Grade II statutorily listed St Mary's Church, Kilburn is located diagonally opposite the subject site on the north side of Abbey Road. The church was built in 1856 as part of the development of the Kilburn Priory Estate and stands as a landmark building at the highest point of the estate. Its gothic architectural language and detailing, stone spire and ragstone stonework make it a prominent building in the immediate context of the subject site, particularly the sanctuary with its "decorated" 14th century style tracery to the east window. The setting of the church comprises the busy traffic thoroughfare of Abbey Road and the mid-19th century terraces and semi-detached villas on Abbey Road, Priory Road and

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Priory Terrace which are generally of brickwork and classical stucco architectural detailing. The church can only be glimpsed from the north ends of the latter two roads (given the fall in land levels to the south), but the architectural significance of the church can be best appreciated in views along Abbey Road. The existing boundary treatment, poor-quality garages and minimal landscaping of the subject site, and the resulting exposure of poor-quality aspects of the built form on the south side of Abbey Road, are considered to make a neutral to negative contribution to the setting of the church in views along Abbey Road (Figures 2 and 4).



Figure 2: Abbey Road looking north-west, illustrating the subject site on the corner of Priory Terrace and the prevailing mid-19th century terraces and semi-detached villas. The Grade II listed church of St Mary stands out as a landmark building.



Figure 3: Priory Terrace is characterised by terraces and semi-detached villas with typical classical stucco detailing – this regularity and uniformity in architectural language is a defining feature of the Conservation Area.



Figure 4: Priory Terrace looking south towards Belsize Road, illustrating the overall cohesiveness of the architectural language of the Conservation Area, and its attractive suburban boundary treatments.

3.0. HISTORICAL BACKGROUND

- 3.1. The subject site was developed on what was, until 1937, known as St George's Road. The Kilburn Priory Estate was derived from the landholdings and precinct of the small priory located to the east side of Kilburn High Road and dissolved in 1535. The estate began to be developed from 1819 when it was known as the Abbey Farm Estate (Greville Place was laid out in 1825), although it was during the 1850s that building gathered momentum under Colonel Arthur Upton who made a building agreement with builder George Duncan. Duncan erected pairs of "good class villas" along St George's Road, which linked Abbey Road with Belsize Road; the Italianate architectural language reflected that of the neighbouring Eyre Estate in St John's Wood. Duncan developed most of the land north of the railway line which was driven through the estate in 1837, although the higher class of buildings lay to the south of the line. Some 200 houses were built on the estate between 1851 and 1857. A site on the northern boundary was set aside for a church on the north side of Abbey Road, which was built in 1856. Kilburn station had been opened in 1852 after great efforts made by Duncan, and he built ground-floor shops along Belsize Road. The completed estate was therefore a successful small development which had every requirement.

- 3.2. At the time of the first edition of the Ordnance Survey in 1866, the land to the north of Abbey Road remained fields but for St Mary's Church on the northern boundary of the estate. The subject site had been built on the junction of St George's Road and Abbey Road adjacent to the final pair of villas on the west side of the former (Figure 5). It appears to have adjoined the last semi-detached house at No. 39 St George's Road via a narrow covered way which linked the front with the rear garden. The subject site may well have been separate from No. 39 however with its own access from Abbey Road to the north elevation. The ground to the east was laid out as a garden with trees behind a boundary wall. An enclosed yard area was located to the north elevation containing some small structures (Figure 5). By the mid-1870s, the subject site was listed in the electoral roll as No. 39a in separate occupation to No. 39. 39a was in the occupation of James Hearnden in 1875 – the building comprised stabling and rooms. The same uses were listed in 1885 under James Wigmore.



Figure 5: Ordnance Survey (1871-2).

3.3. By the 1890s, two large glazed structures had been built adjoining the north elevation of the subject site, which may have provided a covered yard (Figure 6). The east elevation at the turn of the 20th century can be seen in Figure 7. The building was single storey only and two window bays in width; it was clearly designed to reflect the architectural language of the adjoining pair of semi-detached houses, comprising rusticated stucco to the ground floor and utilised the same window proportions and fenestration pattern. The string course of the pair of semi-detached houses was continued on the subject site as a cornice, above which was a bottle balustrade. The curtains visible in the windows suggest the east rooms housed the residential accommodation, meaning the western part of the building fronting the yard areas was used for stabling. No covered way to the rear is visible as depicted on the maps, which suggests it may have been at lower ground floor level. An unusual semi-dome structure adjoins the side elevation of the semi-detached house and suggests a covered area within the passageway to the rear garden; it may be the smaller covered area depicted in Figure 5. The boundary treatment comprised a low brickwork wall with railings and brick gate piers with stone capping. Trees were located behind the boundary wall (Figure 7).



Figure 6: Ordnance Survey (1895).



Figure 7: No. 39a St George's Road, early 20th century (Camden Archives).

- 3.4. The mixed uses of the subject site are recorded in both the electoral registers and the street directories. In 1910-1911, No.39a was occupied by Thomas Stallibrass and Edward Taylor who were listed as “jobmasters” – they provided horses and carriages for hire. Their coachman, Alfred Bennett, occupied the residential accommodation with his wife and two daughters in 1911. The famous resident of No. 39, the actor Dirk Bogarde, moved into that house in 1919 with his new bride Margaret; they left in 1922, but his biographer later recalled the house backing onto a stable yard. By this time, a small porch-like structure had been added to the north elevation, perhaps in the location of the entrance to the residential accommodation (Figure 8).

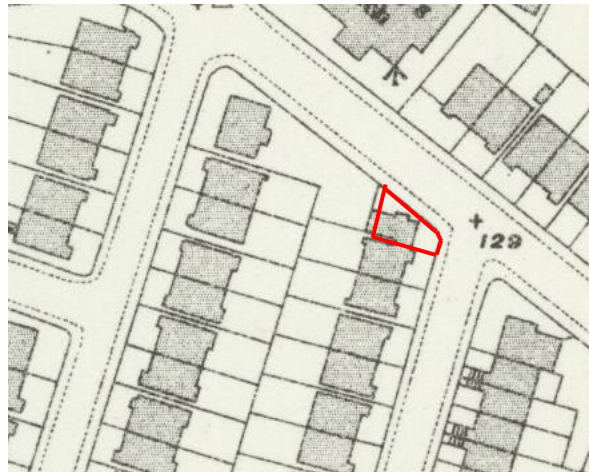


Figure 8: Ordnance Survey (1913-15).

- 3.5. No further changes are recorded at the subject site. There was no bomb damage during the Second World War. A succession of residents is recorded in the electoral registers; at the outbreak of war in 1939, this included chauffeur Victor Bennett and his wife Edith who was employed in unpaid domestic duties. By 1949, the residents were William and Ada Thorpe. At some point during the late 1950s or early 1960s, the subject site was demolished. A pair of garages was erected in 1963 on the western part of the cleared site (LB Camden Drainage Plans) (Figure 9).



Figure 9: Ordnance Survey (1966-74).

4.0. DESCRIPTION OF THE SUBJECT SITE

- 4.1. The eastern part of the subject site comprises minimal soft landscaping which is bounded by a curved low brick boundary wall with capping. This boundary wall has been altered since the print in Figure 7 with the removal of the railings and truncation of the piers (Figure 10). This was the part of the site which was historically developed with the residential accommodation that would have provided an appropriate termination of Priory Terrace at the junction with Abbey Road; the original building reflected the uniformity and architectural language of the surrounding streets within the Kilburn Priory Estate (ref. Figure 7). Since its demolition, the site appears as an unresolved and somewhat uncomfortable termination of the buildings at the north end of Priory Terrace, exposing the lower part of the side (north) elevation of No 39 which was not designed to be seen, with its plain and utilitarian appearance contrasting with the architectural detailing of the upper floors of the elevation which include round-arched window openings with timber sash windows with margin lights, and a moulded string course (Figures 10 and 11).
- 4.2. Within the western part of the site is a pair of garages accessed from Abbey Road; these were built on the original open stableyard and stable building following the demolition of the building on the eastern part of the site during the early 1960s. The garages are plain and utilitarian in their form and use of materials, comprising brickwork to the side walls, a sloping flat roof and modern metal up-and-over doors. Given the quality and homogeneity of the built form within the surrounding streets, the garages are a conspicuous and unsightly presence of no architectural merit (Figure 11). Only the eastern garage falls within the ownership of the subject site.



Figure 10: The subject site on the corner of Priory Terrace and Abbey Road, depicting the altered boundary treatment, unsightly flank wall of the existing garages, the plain lower ground floor treatment of the side elevation of No. 39, and the poor-quality minimal landscaping.



Figure 11: The subject site from Abbey Road, illustrating the unsightly 1960s pair of garages and the plain lower ground floor treatment of the side elevation of No. 39.

5.0. THE SIGNIFICANCE OF THE SUBJECT SITE

- 5.1. Significance is defined by Historic England as “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.
- 5.2. The aim of a Significance Assessment is, in the terms required by Paragraphs 189-190 of the NPPF, a “*description of the significance of a heritage asset*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.3. The descriptive appraisal will evaluate the site against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2018. Historic England’s ‘Advice Note 12: Statements of Heritage Significance’ (October 2019), which partially overlap with the Statutory Criteria, have also been considered. Historic England identifies three potential points of interest that can be held by heritage assets; artistic and architectural, historical and archaeological:
- **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.4. Although not officially considered to be one of the four principal values, **setting** is recognised as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.5. Archaeological Interest

The site is located within the Kilburn Priory and Settlement Archaeological Priority Area; the close proximity of the supposed site of the medieval priory suggests some potential for archaeology. A detailed Archaeological Desk-Based Assessment has been undertaken in a separate document (also by Heritage Information, 2020) to assess the potential for buried archaeology. **Archaeological interest is therefore considered to be medium.**

5.6. Historic Interest

The site forms part of the Kilburn Priory Estate, a highly successful and compact suburban development of the mid-19th century. It was developed at an early stage (if not originally) as a semi-commercial site providing a stableyard and some residential accommodation for which it was used throughout the 19th and early 20th centuries. An appreciation and understanding of these former uses is no longer possible since the clearance of the site during the early 1960s and the erection of garages on the former stableyard. The site does not appear to have been part of the ownership of No. 39 Priory Terrace for most of its history, including during Dirk Bogarde's occupation of the house, and it therefore possess no known historical associations. **Historic interest is therefore low.**

5.7. Architectural and Artistic Interest

In its current form, the subject site is considered to possess little if any architectural or artistic value. The existing garages lack any architectural merit, whilst the altered boundary treatment, minimal poor-quality landscaping and use of the site for bin storage makes for an overall unsightly corner plot at a key junction location within the Priory Road Conservation Area. In addition, the openness of the subject site (not as originally designed with a building that reflected the architectural language of the surrounding streets) reveals the plain lower part of the side elevation of No. 39 and the poor-quality adjacent late 20th century building on the south side of Abbey Road. The character and sense of place in this part of Abbey Road is derived from the cohesiveness of the architectural language both on Abbey Road and its streets to the south (including Priory Terrace and Priory Road). The subject site is not considered to contribute positively to this sense of cohesion in any way. **Architectural and artistic interest is therefore low.**

5.8. Setting

The subject site is located within the Priory Road Conservation Area, the significance of which is defined by the homogeneity of the architectural language and detailing of the mid-19th century buildings. The adjacent semi-detached villas have been identified within the Conservation Area Appraisal as positive contributors to the character and appearance of the Conservation Area, with the exception of the modern adjacent building on the south side of Abbey Road, which is likely to make a neutral to negative contribution. The subject site is considered to make a negative contribution to the character and appearance of the Conservation Area at this key junction location which illustrates some of the key attributes of the Area's significance. The subject site also falls within the setting of the Grade II listed Church of St Mary, which is a landmark building on the north side of Abbey Road; the site is considered to make a neutral to negative contribution to the setting of the church in its existing form. **The value of the setting is therefore considered to be medium.**

6.0. IMPACT ASSESSMENT

- 6.1. A scheme detailing proposals at the subject site has been prepared by SHH Architects in May 2020. The proposals involve:
- The demolition of the eastern garage of the pair of existing garages.
 - The construction of a residential “lodge” house comprising a basement, lower and upper ground floors, and a roof terrace.
- 6.2. The proposals may have an impact on the settings of all identified heritage assets, including:
- The character and appearance of the Priory Road Conservation Area.
 - The setting of the Grade II listed Church of St Mary.
- 6.3. Based on the above detailed assessments in Sections 2 to 5 and in accordance with the Historic England guidance *Setting of Heritage Assets* (December 2017), the following Impact Assessment appraises the effects of the proposed development, whether beneficial or harmful, on the significance of the identified heritage assets or on the ability to appreciate it (Step 3) and identifies the ways in which the proposal has sought to maximise enhancement and avoid or minimise harm (Step 4).
- 6.4. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on the settings of the identified heritage assets, established criteria have been employed. If the proposed development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.5. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
 - **"minimal"** - impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **“moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **“substantial”** - impacts considered to cause a fundamental change in the appreciation of the resource.
- 6.6. Pre-application advice was received from the London Borough of Camden on 6th November 2019 (ref. 2019/4391/PRE). Officer’s raised some concerns relating to the proposed design and its relationship with the local context and surrounding Conservation Area. Recommendations included keeping the building to single storey (matching the portico or first floor level of the adjoining semi-detached house as 39 Priory Terrace) with a basement with additional soft landscaping. Concerns were also raised relating to the proposed roof terrace. It is considered that the proposals have responded positively to these

concerns and that the design better reflects the local context, drawing on the prevailing architectural language and use of materials in a visually literate and mannered way.

- 6.7. The subject site as existing has been assessed as making a negative contribution to the character and appearance of the Conservation Area, by nature of its minimal heritage values – particularly its low aesthetic and historical values. There is considered to be a substantial opportunity for the enhancement of this important site at a key junction location within the Conservation Area.
- 6.8. Prior to the early 1960s, there was a building on the subject site which provided an appropriate termination to the semi-detached villas on the west side of Priory Terrace and related positively to the prevailing architectural language of the surrounding mid-19th century Kilburn Priory Estate. The proposed new “lodge” building also takes its cue from the architectural language, detailing and use of materials in the immediate Conservation Area context of the subject site. The proposed single storey height plus basement reflects that of the former building on the site and sits comfortably adjacent to No. 39 Priory Terrace, the parapet height matching the string course of the mid-19th century semi-detached villa, as recommended in the pre-application advice. Indeed, the parapet coping and cills of the ground floor windows provide visual ties with the horizontal elements of the adjoining villa. The proposed parapet with planting will ensure the proposed roof terrace will have minimal visual impact within the Conservation Area, whilst also reflecting the balustraded parapet of the original building on the site at first-floor level (ref. Figure 7).
- 6.9. The proposed building will be physically separate from No. 39, but will help to conceal the plainer lower part of the side (north) elevation in important views along Abbey Road as likely originally intended; the key elements of the architectural detailing of No.39 on its north elevation will remain clearly visible and thus its already positive contribution to the character and appearance of the Conservation Area will be sustained and enhanced. The proposal will also help to visually screen both the retained 1960s garage (not in the applicant’s ownership) and the adjacent late 20th century building on the south side of Abbey Road, which at best make a neutral to negative contribution to the character and appearance of the Conservation Area in key views looking west towards the Grade II listed Church of St Mary.
- 6.10. Indeed, the proposed building will add architectural interest on a site of currently poor townscape value, distracting attention away from neutral and negative contributors (the existing garage and adjacent house) and thereby also enhancing the setting of the Grade II listed church on the north side of Abbey Road. The proposed architectural detailing and use of materials draw on the homogenous classical language of the surrounding streetscapes within the Conservation Area in a visually literate modern idiom. The division of the building into two elevational treatments helps to break up the massing and adds architectural interest to the awkward gap site: the exposed London stock brickwork to the west part relates better to Abbey Road and particularly to the exposed brickwork of 53 Priory Road, whilst the white rendered east part relates to the stuccoed mid-19th century villas on Priory Terrace. The proportions of the elevations have been designed to reflect the classical proportions of the villas which characterise the Conservation Area, comprising a clearly defined basement, raised ground floor and attic (parapet) brought out by the considered use of a clearly defined rusticated ground floor to the rendered east part of the building and the use of textured brickwork and banding to the west part. The proportions of the window openings reflect the classical proportions of the surrounding mid-19th century buildings, whilst the cills with decorative ironwork to the east part of the building likewise reflects the cills and

traditional cast iron window guards of the ground-floor windows of the adjoining semi-detached villas. The proposal has therefore responded positively to the pre-application advice in better reflecting the local context and surrounding Conservation Area using a simple and contemporary design.

- 6.11. It is also proposed to reinstate the traditional boundary treatment to the subject site, which is considered particularly significant in this location within the Conservation Area given the curving nature of the boundary from Priory Terrace to Abbey Road. The proposal will reinstate the rendered capped piers and dwarf wall with railings; new landscaping will be introduced behind the boundary with planting to enhance the historic mid-19th century suburban character of the area. The loss of traditional boundaries within the Conservation Area is considered within the Conservation Area Appraisal to be a particularly negative feature. Therefore its reinstatement here at an important junction location where the key elements of the area can be well-appreciated and understood, is considered to be a substantial enhancement to the character and appearance of the Conservation Area as a whole. The attractive suburban character of the area will likewise be enhanced by the provision of planting to the flat roof, softening the parapet and forming an attractive townscape addition within the setting of the Grade II listed Church of St Mary.
- 6.12. This impact assessment has also evaluated the proposals according to the eight principles of the *Building in Context Toolkit* (2001) which was formulated by English Heritage and CABI to stimulate a high standard of design for development taking place in historically sensitive contexts (see Appendix 1). It is considered that the proposals have taken full account of the eight principles, particularly in understanding the history of the place and lie of the land (Principle 2), ensuring the character and identity of the site will be appropriate to its use and context (Principle 3), designing forms and orientation so the buildings address the pattern of existing development (Principle 4), respecting the important views within the Conservation Area (Principle 5), respecting the scale of neighbouring buildings (Principle 6), using high-quality materials to reflect those on neighbouring buildings (Principle 7), and creating new juxtapositions to enhance the quality and character of the townscape at this key junction location within the Conservation Area (Principle 8).
- 6.13. This impact assessment has also evaluated the proposals according to the ten characteristics of the Government's National Design Guide (October 2019), in particular Characteristic 1: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; and Characteristic 2: reinforcing a coherent and distinctive identity (appropriate scale, height, materials, street frontage, façade design and consideration of views) that relates well to the history and context of the site.
- 6.14. Overall, it is considered that the proposal will have a **minimal and neutral to positive** on the character and appearance of the Priory Road Conservation Area and on the setting of the Grade II listed St Mary's Church. The proposed design has responded positively to the advice and concerns raised by the Officers during the pre-application, with its high-quality and visually literate design, which better reflects the prevailing architectural language, detailing and use of materials within the Conservation Area. It therefore responds positively to its context and provides enhanced townscape and architectural interest on this important junction location on the corner of Priory Terrace and Abbey Road.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Camden Local Plan (2017)

7.1.1. The Local Plan was adopted by the Council in 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

7.1.2. **Policy D1** deals with design:

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;

This Heritage Statement has assessed in detail the local context of the subject site and how the design of the proposals has successfully addressed the site and its surroundings, particularly in sustaining and enhancing the character and appearance of the Priory Road Conservation Area which is defined by homogenous and cohesive architectural language and built form. The proposed single storey height plus basement reflects that of the former building on the site and sits comfortably adjacent to No. 39 Priory Terrace, the parapet height matching the string course of the mid-19th century semi-detached villa; the parapet coping and cills of the ground floor windows provide visual ties with the horizontal elements of the adjoining villa. The proposed architectural detailing and use of materials draw on the classical language of the surrounding streetscapes within the Conservation Area in a visually literate modern idiom. This includes the use of stucco rendering to the eastern part of the proposed building, as well as exposed London stock brickwork to the western part of the building. These different elevational treatments not only complement the architectural language of the surrounding streets within the Conservation Area, but also visually address the corner site by helping to break up the massing of the building and so providing a subservient and high-quality termination to the west side of Priory Terrace. The classical proportions of elevations brought out by rustication and textured brickwork and banding, the traditional proportions of the window openings, and the incorporation of cills with ironwork all likewise reflect the prevailing detailing and language of the Conservation Area on Abbey Road and Priory Terrace. In addition, the reinstatement of the traditional boundary treatment and use of planting to the flat roof will enhance the attractive suburban character of the area. The proposal has therefore taken into account the townscape significance of the subject site in forming a key junction location within the Conservation Area. The proposals have also taken into account both the government's National Design Guide and the *Building in Context Toolkit* to ensure the building will sit comfortably in the local historic context. Therefore, the proposals comply with Policy D1 by respecting the local context and preserving and enhancing the historic environment.

7.1.3. **Policy D2** deals with heritage:

Conservation Areas

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;

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- *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;*
- *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.*

The context of the subject site has been assessed fully in relation to its key junction location within the Priory Road Conservation Area. The subject site currently makes a negative contribution to the character and appearance of the Conservation Area. The proposals therefore offer the opportunity for the enhancement of the character and appearance of the area by the addition of a well-designed building which will complement the streetscene and add architectural interest on the south side of Abbey Road at the junction with Priory Terrace, which is dominated by neutral and negative contributors to the Conservation Area. The design, materiality and detailing of the new dwelling has been carefully considered in relation to the context of the site and its relationship with the Conservation Area. Due cognisance has been taken of the important contribution the site makes to the townscape of Abbey Road; this has informed the design process, particularly in terms of the elevational treatments, and the height, bulk and mass to ensure the proposal is a subservient and comfortable addition at the termination of the pairs of semi-detached villas on the west side of Priory Terrace. The proposed brick balustraded parapet with planting will ensure the proposed roof terrace will have minimal visual impact within the Conservation Area, whilst also reflecting the balustraded parapet of the original building on the site at first-floor level. The scheme offers a number of enhancements to the character and appearance of the Conservation Area in accordance with the policy guidelines detailed in the Conservation Area management strategy (in brackets):

- The removal and screening of existing unsightly and detrimental features from a prominent corner site and important junction location as identified within the Conservation Area Appraisal;
- The enhancement of the appearance and character of the Conservation Area by the provision of a new "lodge" building of a height and scale that is subservient to the surrounding mid-19th century built form, and which complements it through the use of appropriate materials and visually literate architectural detailing in a modern idiom (P1 New Development and P8 Materials);
- The provision of enhanced architectural interest on a site currently of no aesthetic merit in order to distract from the plain lower part of the north elevation of No. 39 Priory Terrace and from the adjacent poor-quality late 20th century building on the south side of Abbey Road (P1);
- The reinstatement of an appropriate traditional boundary treatment comprising a rendered dwarf wall and capped piers with railings and with planting behind (P26 Landscaping and P28 Boundaries).

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- *k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

The proposals have been based on a detailed assessment of the setting of the Grade II listed Church of St Mary, which is located on the north side of Abbey Road diagonally opposite the subject site. The subject site as existing is considered to make a neutral to negative contribution to the setting of the church, which comprises the high quality townscape of the Priory Road Conservation Area on Abbey Road and Priory Road. The proposed building will have minimal visual impact on the setting of the church from the north end of Priory Terrace, whilst it will enhance substantially the aesthetic value of the site in views along Abbey Road by nature of its high-quality design better reflecting the prevailing

architectural language of the Conservation Area and of its well-considered subservient height, scale and mass, as well as the incorporation of planting to enhance the attractive suburban townscape. The proposals are therefore considered to enhance the setting of the Grade II listed Church of St Mary.

The proposals therefore comply with Policy D2 in relation to Conservation Areas and Listed Buildings.

7.2. London Plan (2016)

7.2.1. 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. Chapter 7 sets out policies on a range of issues about the places and spaces in which Londoners live, work and visit. The policies are designed to create a city of diverse, strong, secure and accessible neighbourhoods, and a city that delights the senses which has the best of modern architecture while also making the most of London's built heritage (London Plan, para. 7.1.).

7.2.2. **Policy 7.4** deals with local character:

B Buildings, streets and open spaces should provide a high quality design response that:

- **a** has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- **d** allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area;
- **e** is informed by the surrounding historic environment.

The design of the proposed building has been informed by the surrounding built environment on Abbey Road and Priory Terrace and on the adjacent streets within the Priory Road Conservation Area. The architectural language, fenestration, materials, detailing, height, bulk and mass, have been a direct response to the prevailing local character and historic environment, ensuring that the proposed new addition to the subject site is a positive appropriate addition which enhances the character and appearance of the Conservation Area. The local character and distinctiveness of the Conservation Area will therefore be reinforced by the proposals, sustaining and enhancing its character and appearance, as well as the setting of the Grade II listed church on the north side of Abbey Road. The future character of the area will be shaped in a way that is informed by its historical development and built character. The proposals therefore comply with Policy 7.4 of the London Plan.

7.2.3. **Policy 7.6** deals with architecture:

B Buildings and structures should:

- **a** *be of the highest architectural quality*
- **b** *be of a proportion, scale and orientation that enhances, activates and appropriately defines the public realm*
- **c** *comprise details and materials that complement, not necessarily replicate, the local architectural character*
- **d** *not cause unacceptable harm to the amenity of surrounding land and buildings.*

The proposal has been designed to the highest standards in order to integrate the new building fully into the historic environment by adopting a high-quality design which remains subordinate to the adjacent mid-19th century semi-detached villas, and causes no harm to the character and appearance of the Conservation Area. The proposed building has been designed in a modern idiom which does not seek to

replicate the local architectural character; rather it presents a sympathetic and enhancing opportunity to reinforce the local character and sense of place at a key junction location within the Conservation Area by reflecting the prevailing architectural language and detailing in a visually literate and well-considered way. The proposals have taken into account both the government's National Design Guide and the *Building in Context Toolkit* to ensure the proposals sit comfortably in the local context. The proposal therefore complies with Policy 7.6.

7.2.4. **Policy 7.8** deals with heritage assets and archaeology:

- **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.
- **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.

The proposals have been based on a detailed understanding of the heritage significance of the subject site, the history and development of the local area, and the character and appearance of the Conservation Area. The proposals recognise the medium setting value of the subject site and its townscape importance to the character and appearance of the Conservation Area at a key junction location. The proposals therefore comply with Policy 7.8 of the London Plan.

7.3. **The National Planning Policy Framework (February 2019)**

7.3.1. The revised National Planning Policy Framework (NPPF) was introduced in February 2019 and provides a full statement of the Government's planning policies.

7.3.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.

7.3.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed Places" and Section 16 "Conserving and Enhancing the Historic Environment".

7.3.4. Paragraph 124 states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*". Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 127. Planning policies and decisions should ensure that developments:

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

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- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Paragraph 131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 192. In determining applications, local planning authorities should take account of:

- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal has taken into account the heritage significance values of the subject site, the settings of nearby heritage assets and character and appearance of the Priory Road Conservation Area. The proposed new “lodge” building has been designed to the highest standards in order to integrate it fully to the surrounding Conservation Area townscape of mid-19th century Italianate villas. The new work has been designed in a modern idiom to sit comfortably and subordinately alongside the side (north) elevation of the adjoining semi-detached house at 39 Priory Terrace. The proposed single storey height plus basement reflects that of the former building on the site and sits comfortably adjacent to No. 39 Priory Terrace, the parapet height matching the string course of the mid-19th century semi-detached villa. The proposed architectural detailing and use of materials draw on the classical language of the surrounding streetscapes within the Conservation Area in a visually literate modern idiom. This includes the use of stucco rendering to the eastern part of the proposed building, as well as exposed London stock brickwork to the western part of the building. These different elevational treatments not only complement the architectural language of the surrounding streets within the Conservation Area, but also visually address the corner site by helping to break up the massing of the building and so providing a subservient and high-quality termination to the west side of Priory Terrace. The classical proportions of the elevations and window openings, and the incorporation of cills with ironwork to the east part of the building all likewise reflect the prevailing detailing and language of the Conservation Area on Abbey Road and Priory Terrace. The proposed brick balustraded parapet with planting will ensure the proposed roof terrace will have minimal visual impact within the Conservation Area, whilst also reflecting the balustraded parapet of the original building on the site at first-floor level. In addition, the reinstatement of the traditional boundary treatment and use of planting to the flat roof will enhance the historic attractive suburban character of the area. The proposals are considered to sustain and enhance the character and appearance of the Conservation Area without causing any adverse impacts. Therefore, the proposals comply with Section 12 of the NPPF ‘Achieving Well-Designed Places.

8.3.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 184 states that heritage assets “an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

It is considered that the proposal would not cause any damage or loss of significance to the Priory Road Conservation Area and the Grade II listed Church of St Mary. The design of the proposed “lodge” building is considered to be a high-quality visually subservient addition which will have a minimal and enhancing impact by nature of its better reflecting the architectural language and detailing of the Conservation Area in a visually literate yet contemporary way. There will therefore be a minimal and neutral to positive impact on the character and appearance of the Conservation Area. Therefore, it is argued that the proposals will not cause substantial loss or harm to the significance and setting of any heritage assets.

Paragraph 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposals are considered to cause no harm to the character and appearance of the Priory Road Conservation Area and to the settings of other nearby heritage assets and so there is no need to demonstrate public benefit. However the scheme offers a number of enhancements which will enhance the character and appearance of the Conservation Area and the setting of the Grade II listed church.

Paragraph 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The impact of the proposal has been assessed in conjunction with the effects on the character, distinctiveness and significance of the historic environment. The proposal will sustain the elements which contribute positively to the character and appearance of the Conservation Area, hence causing no harm. Opportunities for enhancements which will better reveal the significance of the Conservation Area and the contribution the subject site makes to it include:

- The removal and screening of existing unsightly and detrimental features from a prominent corner site and important junction location as identified within the Conservation Area Appraisal;
- The enhancement of the appearance and character of the Conservation Area by the provision of a new “lodge” building of a height and scale that is subservient to the surrounding mid-19th century built form, and which complements it through the use of appropriate materials and visually literate architectural detailing in a modern idiom;
- The provision of enhanced architectural interest on a site currently of no aesthetic merit in order to distract from the plain lower part of the north elevation of No. 39 Priory Terrace and from the adjacent poor-quality late 20th century building on the south side of Abbey Road;
- The reinstatement of an appropriate traditional boundary treatment comprising a rendered dwarf wall and capped piers with railings and with planting behind.

7.4. National Planning Guidance (PPG)

7.4.1. Revised in July 2019, the PPG is an online guidance resource which is updated continuously.

7.4.2. Paragraph: 002 Reference ID: 18a-002-20190723 - What is meant by the conservation and enhancement of the historic environment?

- *The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. Equally important is the definition of 'conservation' as the 'active process of maintenance and managing change'. This is implicit in the appropriate works on a key site within the Priory Road Conservation Area which offer enhancements which will better reveal and reinforce its character and appearance.

7.4.3. Paragraph: 008 Reference ID: 18a-008-20190723 - How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

A detailed context and significance assessment has been undertaken as part of this application and its findings incorporated into the scheme. Visual inspection of the site informed constraints and opportunities and there was a conscious effort to minimise the impact of the proposed works upon the Priory Road Conservation Area, whilst recognizing the considerable opportunities to enhance its character and appearance.

8.0. CONCLUSION

- 8.1. The proposals have been designed so as to cause no harm to the character and appearance of the Priory Road Conservation Area and to the setting of the Grade II listed St Mary's Church. The proposals have been designed in an appropriate and visually literate manner to sustain and enhance an understanding and appreciation of the character and appearance of the Conservation Area at a key junction location, thereby also sustaining and enhancing the setting of the Grade II listed church.
- 8.2. The proposals have been assessed in accordance with the eight principles of the *Building in Context Toolkit* and the relevant characteristics of the Government's *National Design Guide*. The proposals are considered to have a minimal and neutral to positive impact on the character and appearance of the Priory Road Conservation Area and on the setting of the Grade II listed church. The proposals have responded to the advice and concerns raised by officers during the pre-application relating to the better contextualisation of the design and the proposed roof terrace. Indeed, the scheme offers a number of enhancements to the character and appearance of the Conservation Area, and the townscape setting of the church on Abbey Road:
- The removal and screening of existing unsightly and detrimental features from a prominent corner site and important junction location as identified within the Conservation Area Appraisal;
 - The enhancement of the appearance and character of the Conservation Area by the provision of a new "lodge" building of a height and scale that is subservient to the surrounding mid-19th century built form, and which complements it through the use of appropriate materials and visually literate architectural detailing in a modern idiom;
 - The provision of enhanced architectural interest on a site currently of no aesthetic merit in order to distract from the plain lower part of the north elevation of No. 39 Priory Terrace and from the adjacent poor-quality late 20th century building on the south side of Abbey Road;
 - The reinstatement of an appropriate traditional boundary treatment comprising a rendered dwarf wall and capped piers with railings and with planting behind.
- 8.3. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the surrounding heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the exceptional significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 189 of the NPPF.
- 8.4. The proposal is considered to sustain and enhance the special historic and architectural interest of the Priory Road Conservation Area by preserving and enhancing those elements of significance that have been identified as contributing to that special interest, and removing those elements which are detrimental to that interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context**TM published by English Heritage and CABE in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.