



Land | Planning | Development

## Heritage Statement

No. 5 Belsize Park Mews, Camden  
August 2021

# Contents

1. Introduction .....	3
1.1 Purpose of the Report .....	3
1.3 Authorship .....	3
2. Legislative and Policy Context.....	4
2.1 Special Statutory Duties.....	4
2.2 National Policy .....	4
2.3 Local Policy .....	5
3. Plans.....	7
3.1 The Scheme .....	7
4. Impact on Significance .....	11
4.1 The Character of the Conservation Area .....	11
4.2 Impact on Character .....	11
5. Conclusion.....	16
5.1 Consideration of the Scheme .....	16
6. Contact.....	17

# 1. Introduction

## 1.1 Purpose of the Report

This is a heritage statement with regard to a proposed roof extension and external works to the front and rear elevations to No. 5 Belsize Park Mews in Camden. The proposal predominantly comprises a roof extension to a two-storey mews house.

The building is located in the Belsize Conservation Area. This statement addresses the requirements of Paragraph 189 of the National Planning Policy Framework by defining the significance of the heritage asset (unlisted building within a conservation area) and assessing the impact of the proposed extension.

Significance is a term used in the National Planning Policy Framework 2021. In the case of works to an unlisted building in a conservation area, this relates to the contribution made by the building to the ‘special architectural or historic interest’ and ‘character or appearance’ of the area, the terminology used in the Planning (Listed Buildings and Conservation Areas) Act 1990.

## 1.3 Authorship

This report has been prepared by Dave Chetwyn, MA, MRTPI, IHBC, FInstLM, FRSA.

## 2. Legislative and Policy Context

### 2.1 Special Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 contains the following statutory duty for planning decisions affecting conservation areas:

**Section 72** “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

### 2.2 National Policy

Paragraph 194 of the National Planning Policy Framework 2021 (NPPF) states:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Paragraph 202 of the NPPF states:

*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.*

Planning Practice Guidance states:

*Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting ... In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on its significance.*

This heritage statement has been prepared to meet the requirements of Planning Practice Guidance and assist in the application off NPPF heritage policies.

This statement concludes that there is no harm is caused by the proposed extension, and certainly not substantial harm within the context of Paragraph 202.

## 2.3 Local Policy

### London Plan 2021

The London Plan includes Heritage policies in Chapter 7.

Policy HC1(c) states:

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

The wording of the policy is a little imprecise, but essentially it reflects national policy requirements.

Various design policies are contained in Chapter 3.

### Camden Local Plan 2017

Policy D1 Design deals with various aspects of design, context and character and cross references to Policy D2 Heritage.

Paragraph 7.2 adds more detail for extensions, referring to:

*“the character and proportions of the existing building, where alterations and extensions are proposed”.*

Policy D2 Heritage includes specific requirements for 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”.*

The proposed extension preserves the character of the area, as demonstrated in the following analysis. It clearly complies with Policies D1 and D2.

### Belsize Conservation Area Statement 2003

The Belsize Conservation Area Statement dates from April 2003. This indicates that the Conservation Area was designated in 1973, with the part of the area containing Belsize Park Mews being added in 1988.

The application property is located within the second of six sub-areas, as follows:

*Belsize Village (incorporating Belsize Lane and the mews areas to the north, Belsize Crescent and Belsize Terrace).*

The only property identified as a contributor to the character of the area is Belsize Park Mews No. 2. This list appears to be based on architectural merit of properties, rather than considering townscape or spatial contribution to character.

The property is outside of the archaeological priority area indicated in the Belsize Conservation Area Statement.

The statement includes guidance for extensions, including roof extensions. BE26 states:

*Planning permission is required for extensions and alterations at roof level. Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:*

- *It would be detrimental to the form and character of the existing building*
- *The property forms part of a group or terrace which remains largely, but not completely unimpaired*
- *The property forms part of a symmetrical composition, the balance of which would be upset*
- *The roof is prominent, particularly in long views*

In applying these principles to the proposed extension, the following analysis will demonstrate that:

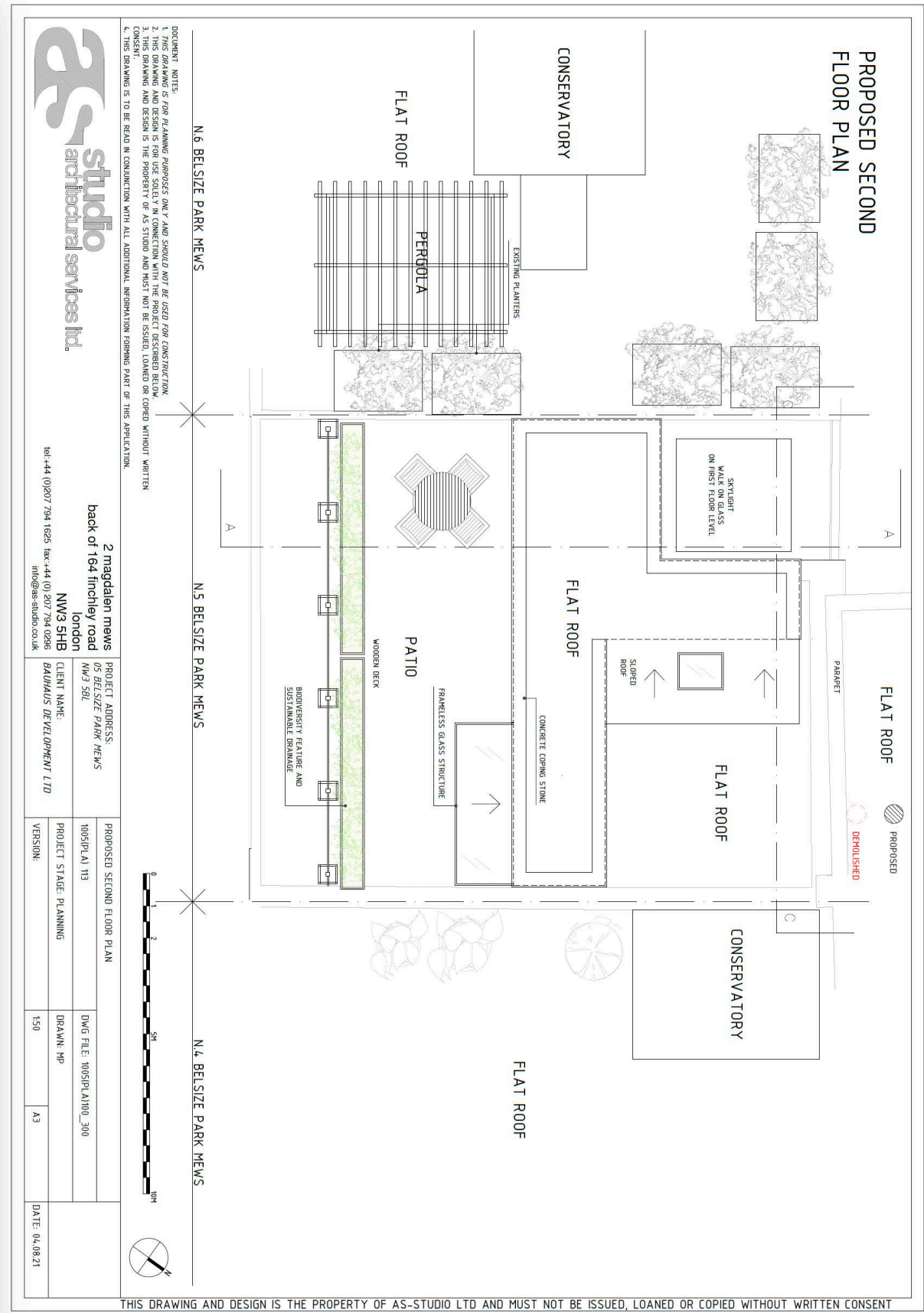
- The extension complements and is not detrimental to the form and character of the existing building or wider terrace;
- The extension would not be prominent and complements similar, previous extensions to other properties.

## 3. Plans

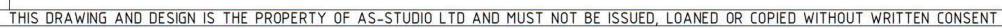
### 3.1 The Scheme

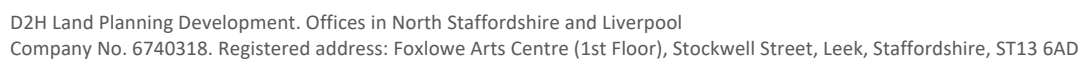
The following second floor plan and front elevation plan illustrate the degree of set-back of the front of the extension, relative to the existing front elevation of the property and wider terrace.

The sectional plan illustrates the degree of visibility of the proposed extension, viewed from street level.









## 4. Impact on Significance

### 4.1 The Character of the Conservation Area

The character of Belsize Park Mews has the following key features:

- The enclosed nature of the street, defined by building heights of between 2 and 3 storeys;
- The narrowed entrance into the mews;
- The building features of the buildings that front Belsize Lane, including oriel window;
- The stone setts ground surface, with no footways.

Harm to the character includes alterations using unsympathetic materials, in particular through window replacements. There is damage to the ground surface in places.

No 5 is part of a terrace of properties, with a similar terrace of properties to the opposite side of the road.

The terraces are characterised by deliberate variation in design and materials, flat roofs and horizontal strip windows. Materials in the wider terrace include red brick, render, and timber.

The terraces date from the 1980s. Whilst there is some architectural merit, they are not of special interest and many properties are altered, not always sympathetically. So, their contribution to the area's character is mainly through their townscape characteristics, enclosing and defining the street, rather than through their architectural features. The road surface is stone setts, with no footways.

No 5 is not identified as a positive contributor in the Conservation Area Statement. This appears to relate to its architectural merit, rather than its townscape contribution to the character of the area.

### 4.2 Impact on Character

Other properties in the road already have roof extensions and balustrades. These include extensions set back from the front elevation (Nos 2 and 3). These extensions have limited impact, being largely obscured from view. They are visible, they create a slightly more interesting skyline.

No 9 includes a roof extension in line with the front elevation, so is much higher impact than the extension proposed for No 5.

No 7 has had a pitched roof attached. Whilst largely out of view, this is clearly at odds with the architectural character of the mews terraces. In contrast, the proposed extension for No 5 follows the established architectural language of the terraces.

The extension for No 5 has been designed to complement the architectural character of the original property and terrace. Most importantly, it is set back, as is the case with similar extensions in the terrace.

The proposed extension has little impact on the townscape or spatial characteristics of the mews. So, the extension preserves the character of the Conservation Area. It is largely inconsequential in terms of impact on the Area's special architectural or historic interest or significance.





No. 5 Belsize Park Mews,  
front elevation.





Belsize Park Mews. No. 5 forms part of a terrace. The mews is enclosed and defined by terraced frontages. Note stone setts used for road surface.







Above: No. 9 Belsize Park Mews has been extended to 3 storeys. To the right, the pitched roof extension fails to complement the original architectural language.



Below: Existing roof extensions to 2, 3 and 4 Belsize Park Mews.



## 5. Conclusion

### 5.1 Consideration of the Scheme

Conservation area designation recognises the area's special architectural or historic interest and ensures that impacts on character or appearance are carefully considered.

The designation is not intended to prevent change. Conservation Areas must be allowed to adapt to meet changing demands. Indeed, the character of the Area is a result of change over time. This is at the heart of heritage protection legislation and policy and is also reinforced by *Conservation Professional Practice Principles* (published by Institute of Historic Building Conservation, Historic Town and Villages Forum and Civic Voice) and in *BS7913 – Guide to the conservation of historic buildings*.

The works proposed are largely inconsequential in terms of impacts on the area's character or appearance or special architectural or historic interest.

Similar extensions have previously been approved in the mews.

Consideration of national policy and Local Plan policy (D1 and D2) and also the special statutory duties under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would support the granting of planning permission.



## 6. Contact



[www.d2hlpd.co.uk](http://www.d2hlpd.co.uk)  
01538 386221 (Leek Office)  
[info@d2hlpd.co.uk](mailto:info@d2hlpd.co.uk)

### West Midlands Office:

Foxlowe Arts Centre (1<sup>st</sup> Floor)  
Stockwell Street  
Leek  
Staffordshire  
ST13 6AD

### North West Office:

Suite 15 Oriel Chambers  
14 water Street  
Liverpool  
L2 8TD