

**MR NIGEL HIKNET**

**NO. 19 HEATH DRIVE LONDON**

**SUPPORTING PLANNING AND HERITAGE STATEMENT**

**AUGUST 2021**

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## 1.0 INTRODUCTION

1. This is a Planning and Heritage Significance Appraisal in respect of a planning application to replace the existing single-storey rear and part of the side extension in the semi-detached house No. 19 Heath Drive.

2. The application comprises the following plans:

- EX-00-010 Existing location and site plans;
- EX-00-100 Existing plans;
- EX-00-300 Existing elevations;
- PL-00-10 Proposed location and site plans;
- PL-00-100 Proposed plans;
- PL-00-200 Existing and proposed section;
- PL-00-300 Proposed elevations;

and the following application documents:

- A copy of the Householder Planning Application Form;
- A completed Community Infrastructure Levy (CIL) – Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement Form;
- A Design and Access Statement prepared by Charlton Brown Architects dated August 2021; and
- A Supporting Planning Statement and Significance Appraisal prepared by Michael Burroughs Associates dated August 2021.

3. The existing and proposed rear elevations are shown below:

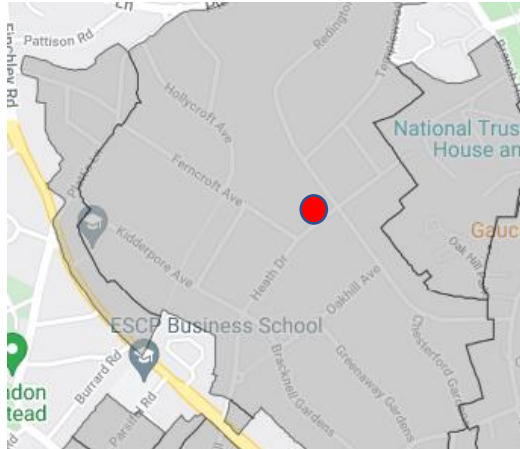


4. Note that the rear of the semi-detached pair is asymmetrical, with No21 having a 2-storey canted bay.

## 2.0 CONTEXT

### Surroundings

5. The site in the large Redington/Frogna Conservation Area, the principal relevant heritage asset.



6. The 2003 Conservation Area Statement describes it as a prosperous late 19th/early 20th century suburb with detached and semi-detached houses in architectural styles typical of their period. It says Heath Drive was developed from 1890 onwards with many of the plots sold off individually or in pairs.
7. Most houses in the vicinity are substantial detached and semi-detached properties, each to an individual pattern within an arts and crafts influenced architectural style, with a preponderance of brick and tile.
8. Nos. 24, 25, 26, 31, 32 and 33 Heath Drive and 40 and 42 Ferncroft Avenue are listed buildings to the south west of the site, which is not within their setting. They are all Grade II Listed CHB Quennell houses of 1905/7. They are illustrated below to show the nature of the most significant houses in the immediate area.



No. 24 Heath Drive



Nos. 25-26



**Nos. 31,32**



**No. 33**



**Nos. 40-42 Ferncroft Avenue**

**The House**

- 9. The house itself is not listed or locally listed and is identified as a positive contributor in the CAS. It is a 2-storey plus rooms in the roof house with a large rear garden with a depth of 33m. There is no record of the architect.
- 10. The ground floor rear, where the extension is proposed, cannot be seen from Redington Road, even by the elevated streetview camera, about 1m above normal eye level.





11. It is not on the 1896 OS, but is on the 1915 OS and was probably built in the first decade of the 20<sup>th</sup> century like the houses to the south of it. The 1915 OS does not show a bay at the rear of the house, which does not appear until the 1954 OS and so is unlikely to be original.



1915



1954

12. It has been a school, a convalescent home in part as offices and as flats in the past.

### 3.0 RELEVANT PLANNING HISTORY

13. **Planning Permission PW9702964R2** was granted on 16<sup>th</sup> March 1998 for the change of use from three self-contained flats to a single dwelling house, together with alterations at roof level.
14. **Planning Application PW9702430** was refused on appeal on 18<sup>th</sup> February 1998. This sought alterations to the existing single storey rear extension in connection its use to provide two floors of accommodation, together with the erection of a conservatory.



15. The inspector concluded that the proposed development would harm the architectural integrity of the building and fail to preserve the character of the Conservation Area. It differs greatly from the current proposal.

### ***Pre-application Advice***

16. On 12 April a written pre-app response ref. **2021/1185/PRE** was obtained from the Council and a follow up meeting took place on 19 May 2021 with Adam Greenhalgh (Planning Officer) and Antonia Powell (Senior Conservation Officer) to discuss a proposal involving the demolition of the existing single storey rear and part of the side extension (and the existing rear wall/bay window) and the erection of new single storey rear/part side extension.
17. The Officers made helpful suggestions and this application scheme incorporates them in the following ways:
  - The proposal has a brick finish rather than render;
  - A brick column is inserted on the left-hand side to line up with the side elevation of the building to emphasise the proportions of the main house; and
  - To the right-hand side, the existing canted bay is removed in favour of splayed brickwork. The proposed splayed brick piers are being promoted as being an echo of the existing canted bay in reverse.



***Original pre-app submission***



***Revised Proposal***

18. On 15 June 2021, Ms Antonia Powell (Senior Conservation Officer) commented that *the proposal is not just full width, but it expands well beyond incorporating the side passage. Taking up the footprint of the existing extension and pushing on to cover the entire width of the host house. This results in a greater than full width rear extension which is not considered acceptable – It totally dominates the garden frontage and disassociates the house from the garden, forcing it to float above a very large glazed intervention.*
19. Comparison with the photo at paragraph 3 above shows this analysis may have overlooked the fact that the proposed extension does not encroach further into the side passage and is no deeper than the existing left-hand-side projection.
20. The Conservation Officer also advised that the existing canted bay, the first floor above and second floor gable need to be grounded and clearly legible – they are typical of the architectural character for which this particular area was designated a CA (but note the map

evidence suggests the bay is not original and that none of the listed Quennells shown above have this feature).

21. The splayed brickwork on the right-hand side of the proposal retains and grounds the verticality of the gable and makes reference to the design of the bay in a modern idiom.

#### 4.0 THE PROPOSAL

22. The application seeks consent for a single-storey rear ground floor extension, carefully designed to be subordinate to the main house and to retain its garden length. Its proposed width, depth and subordinate design to the rear of the dwelling preserves the character of the host property.
23. The rear elevation consists of a series of glazed sliding doors set back within a brick rather than render finish. The existing rear/side extension is in red.



24. The visual below shows the appearance.



25. A brick column is inserted on the left-hand side to line up with the side elevation of the building and emphasise the proportions of the main house. To the right-hand side, the existing canted bay is removed in favour of splayed brick piers that echo the existing canted bay in reverse.

## 5.0 PLANNING POLICY

### The Revised National Planning Policy Framework

26. At the heart of the NPPF is a presumption in favour of sustainable development, including contributing to protecting and enhancing our built and historic environment and conserving heritage assets in a manner appropriate to their significance. A heritage asset is a building or place etc with a degree of significance meriting consideration in planning decisions, because of its heritage interest.
27. **RNPPF Para 194** requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **Para 199** states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and **Para 200** states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), requires clear and convincing justification.
28. **Para 202** says that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
29. The only relevant heritage asset in this case is the Conservation Area. As explained below, the proposal has a neutral effect on it.

### Redington Froggnal Neighbourhood Plan

30. This passed the referendum held on 17th June 2021. It now forms part of the development plan for the Redington Froggnal neighbourhood area.
31. **Policy SD5 (Dwellings: Extensions and Garden Development)** requires extensions to existing building to be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate:
  - i. *Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building;*
  - ii. *The massing, scale and set-back of the extension should ensure that it is subordinate to the main building;*
  - iii. *Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site;*
  - iv. *The spacing of houses including the extension should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semidetached or detached houses. Where the*



*established character includes wider gaps, then this will be appropriate in the spacing of new development.*

32. The proposal complies with this policy in the following respects: it uses contrasting materials and form that help to maintain the original composition of the building; it is subordinate to the main building; it does not involve a significant reduction in the soft surface, and it will have no adverse impact on amenity, biodiversity or ecological value; and its spacing is the same as existing.

#### **Camden Planning Guidance Home Improvements**

33. The rear extension has been designed to be consistent with the good practice principles at **Section 2.1.1** which require rear extensions to:
- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
  - Be built from materials that are sympathetic to the existing building wherever possible;
  - Respect and preserve the original design and proportions of the building, including its architectural period and style;
  - Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
  - Be carefully scaled in terms of its height, width and depth; and
  - Allow for the retention of a reasonably sized garden.

#### **Camden Local Plan**

34. **Policy D1 (Design)** requires development to respect local context and character and preserve or enhance the historic environment. The alterations respect the character and proportion of the existing building and the amenity of neighbouring properties. The palette of materials for the new rear extension complements the existing brickwork.
35. **Policy D2 (Heritage)** requires development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.

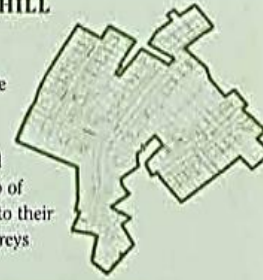
## **6.0 HERITAGE IMPACT**

36. The site is not within the setting of the listed buildings to the south west on Heath Drive or the listed buildings on Ferncroft Avenue. The only relevant heritage asset is the Redington/Froggnal Conservation Area.
37. The proposal is in Sub Area 5 Heath Drive and Environs of the Conservation Area. The CAS identifies its significance as:

**SUB AREA FIVE: HEATH DRIVE AND ENVIRONS (INCLUDING OAKHILL AVENUE, KIDDERPORE GARDENS AND THE LOWER PART OF KIDDERPORE AVENUE)**

Heath Drive runs in a shallow valley to the south-west of Redington Road following closely one of the streams, now underground and slightly to the north. It was developed from 1890 onwards with many of the plots being sold off individually or in pairs. This is particularly noticeable on the north-western side of the road where house designs are varied in quality and character. Despite this, the road has a reasonable degree of consistency derived from the group of Quennell houses on the south-eastern side of the road. They present gables and bay windows to their street frontages and are set behind a relatively consistent hedge line. They are of two/three-storeys and built from red/orange brick with white painted window frames.

Whilst the north-western side of the road is more varied in scale and style, the use of similar elements and materials results in buildings that contribute to the setting of the Quennell houses and the character of the road. Heath Drive is dominated by large mature London Plane trees. Combined with the low lying nature of the road, this gives Heath Drive a particularly enclosed and dark feel. In summer the street is heavily shaded.



38. Thus, the CAA identifies the significant elements of its character and appearance as:
- houses for individual purchasers from the 1890s onwards;
  - variation in design 'quality and character' and 'scale and style' on the north west side of the road where the proposal site is;
  - reasonable degree of consistency based on the Quennell houses' (identified above on the opposite side and south of the proposal site) gables and bays; and
  - similar elements and material.
39. CPG Home Improvements mentions that some of the Borough's important rear elevations are identified in Conservation Area Appraisals. Note that the description does not mention the rear of the houses in this area as being of significance to the character or appearance of the Conservation Area and identifies the immediate area as one of variable quality and character and style and scale.
40. Modern flat roofed rear extensions are a particular feature of this part of the Conservation Area. There are many of them visible in the drone view below. The principle of permitting flat roofed rear extensions as being consistent with the existing character and appearance of the Conservation Area seems to have been established for some time.



41. In addition, the new extension will replace the awkward extension of the present pitched roof rear extension into the gap between houses with a lower flat roofed building. This will allow a better view through to the trees behind the Heath Drive houses and so enhance the Conservation Area.
42. The rear extension has been sensitively designed to ensure it respects the amenity of neighbouring properties. It has the public benefit of optimising its viable use by maximising the internal layout of the house to suit modern day family living requirements.
43. The influential 2008 English Heritage Report Conservation Principles, Policies and Guidance set out a framework for thinking systematically and consistently about the heritage values that can be ascribed to a place and concludes they can be grouped into four categories:
  - *Evidential value: the potential of a place to yield evidence about past human activity;*
  - *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative;*
  - *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and*
  - *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*
44. The proposal does not engage any of the above as issues. Following pre-app advice, it has no impact on the evidential, historical, aesthetic or communal value of the property and so has a neutral effect on the Conservation Area.

## **7.0 CONCLUSION**

45. The proposal is a sustainable development consistent with the historic environment policies in the RNPPF and the Local Plan. The Council is respectfully requested to permit the application for the reasons set out above.