

Heritage Statement

24 Fitzroy Road, Primrose Hill, NW1 8TX.

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Figure: Application site shown outlined in red

1. Executive Summary

1.1. This Heritage Statement is submitted to support and provide the background and rationale to the proposed development at 24 Fitzroy Road, Primrose Hill, NW1 8TX.

1.2. This Statement shows that the proposal is acceptable in planning terms.



Figure: Application site shown outlined in red

2. Site Location

No. 22



Figure: Neighbouring buildings along Fitzroy Road

- 2.1. 24 Fitzroy Road is a mid- Victorian, end of terraced house located on the northwest side of Fitzroy Road. The property lies within Sub-Area 2 of the Primrose Hill Conservation Area. Although the property is not a listed building, it is noted as making a positive contribution to the character and appearance of the Conservation Area.
- 2.2. Mid-Victorian in date, the house is of Yellow London Stock Brick construction with decorative stucco features on the front elevation. The building is spread over four storeys with a raised ground floor from street level, basement with front lightwell and an existing loft extension with one dormer window to the front roof slope and one dormer window to the rear roof slope.
- 2.3. To the rear the terrace has had multiple extensions of different architectural styles. Many of these are full width, with several of the original closet wings demolished. No.24 has an existing two storey full width rear extension and a half-width single storey rear extension all built post 1948. Its immediate neighbour, no.22 has a similar two storey full width rear extensions. These extensions and others along the terrace, create a varied rear elevation with an irregular array of forms and materials. All of the properties in the terrace have roof extensions.
- 2.4. The neighbouring property at No.22 has a rear balcony/terrace at second floor level with metal balustrade 1100 high. The application site at No24. also has an accessible terrace at first floor level with metal balustrade to match with the neighbouring property.

Accessible terrace
at No. 22



Accessible terrace
at No. 24



Accessible terrace
at No. 22



3. Existing House

- 3.1. The property is a four-storey terraced house which includes an existing basement level half a storey below pavement level complete with lightwell and railings to the street. The property also has a loft extension. Internally, the rooms of the main house remain largely intact and the original proportions and features of the rooms generally remain. The existing lower-ground level is currently habitable but even with the existing two storey extension to the rear, it is a cramped dimly light space.
- 3.2. The house enjoys a smaller garden compared to the rest of the houses along the terrace and would benefit from a rear balcony/ terrace as an amenity space.

4. Proposal

- 4.1. Proposal is for rear balcony/terrace at second floor level with glass balustrade 1100 high to match with the neighbouring property at No.22.
- 4.2. The proposed works involves enlargement of the window opening to create a door to access the rear flat roof, removal of existing roof light and conversion of the flat roof above the bathroom into an accessible roof terrace.
- 4.3. The rear terrace will have 1100 high metal balustrade to match existing/ adjoining.
- 4.4. The external material used will be to match existing finish and new door will be of same material as existing door and windows. Although the site is in conservation area but the structure itself and surroundings have balconies/terraces, reflecting the small changes to the primary structures. No building or immediate area is classified as of local interest.

5. Planning Policy

- 5.1. In accordance with Local Plan Policy D1, the Council will require all developments, including alterations and extensions, to be of the highest standard of design.
- 5.2. Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are usually more appropriate to ensure the new work blends with the older parts of the building.
- 5.3. Also, the Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area in line with Local Plan policy D2 and the NPPF.

6. Principles of and Justification for the Proposed Works

- 6.1. The proposed rear balcony would be similar to the adjoining balcony at No. 22 with metal balustrades to match existing. The proposal is considered acceptable in terms of scale being similar in design and style to what currently exists. There are a number of alterations to the rear along Fitzroy Road.
- 6.2. The Primrose Hill Conservation Area Statement notes that rear alterations should not adversely affect the character of the building or the conservation area and should be in harmony with the original form and character of the house and historic pattern within the terrace. It is considered that the proposal would not have a harmful effect on the existing rear elevation and is consistent with the existing balcony/terrace at No.22 & No.24 (first floor).



Proposed accessible terrace with metal balustrade at No. 24

7. Conclusion

- 7.1. To conclude, the key benefits of the proposals is a design that complements, and is sensitive to the existing listed buildings and whose effect on the terrace not be detrimental and add to the amenity of the dwelling.
- 7.2. The proposal generally connects with and complements the local Conservation Areas and which has similar such alterations made in and around the vicinity.
- 7.3. The proposal would not harm strategic or local views or the settings of townscape or heritage assets in the local area.