

Conservation Area Statement

18 Dartmouth Park Avenue, London, NW5 1JN

planning application ref: PP-10384517

The following Conservation Area Statement is to support a planning application for the proposed front garden landscaping with cycle storage and a new refuse store in a conservation area.

The works are to a late-Victorian four storey, semi-detached house in the Dartmouth Park Conservation Area and the London Borough of Camden.

This should also be read in conjunction with the Design and Access Statement and drawings.

Conservation Area

The application property sits within the Dartmouth Park Conservation Area. An appraisal and management strategy was drawn up for the Dartmouth Park Conservation Area (DPCA) in 2009. This document places 18 Dartmouth Park Avenue within Sub Area 2 - Dartmouth West.

The specific character of this area is stated in the guidance:

“With a mix of late 19th century large red and grey stock brick villas, all with slate roofs, [Dartmouth Park Avenue] is one of the grandest in the conservation area. Trees on the street and in the front gardens provide a verdant quality. There is a range of building heights from two storeys to three (most with basements, the slope being such that the basement is more of a ‘garden floor’). The topology results in the properties on the east side being raised above street level.”

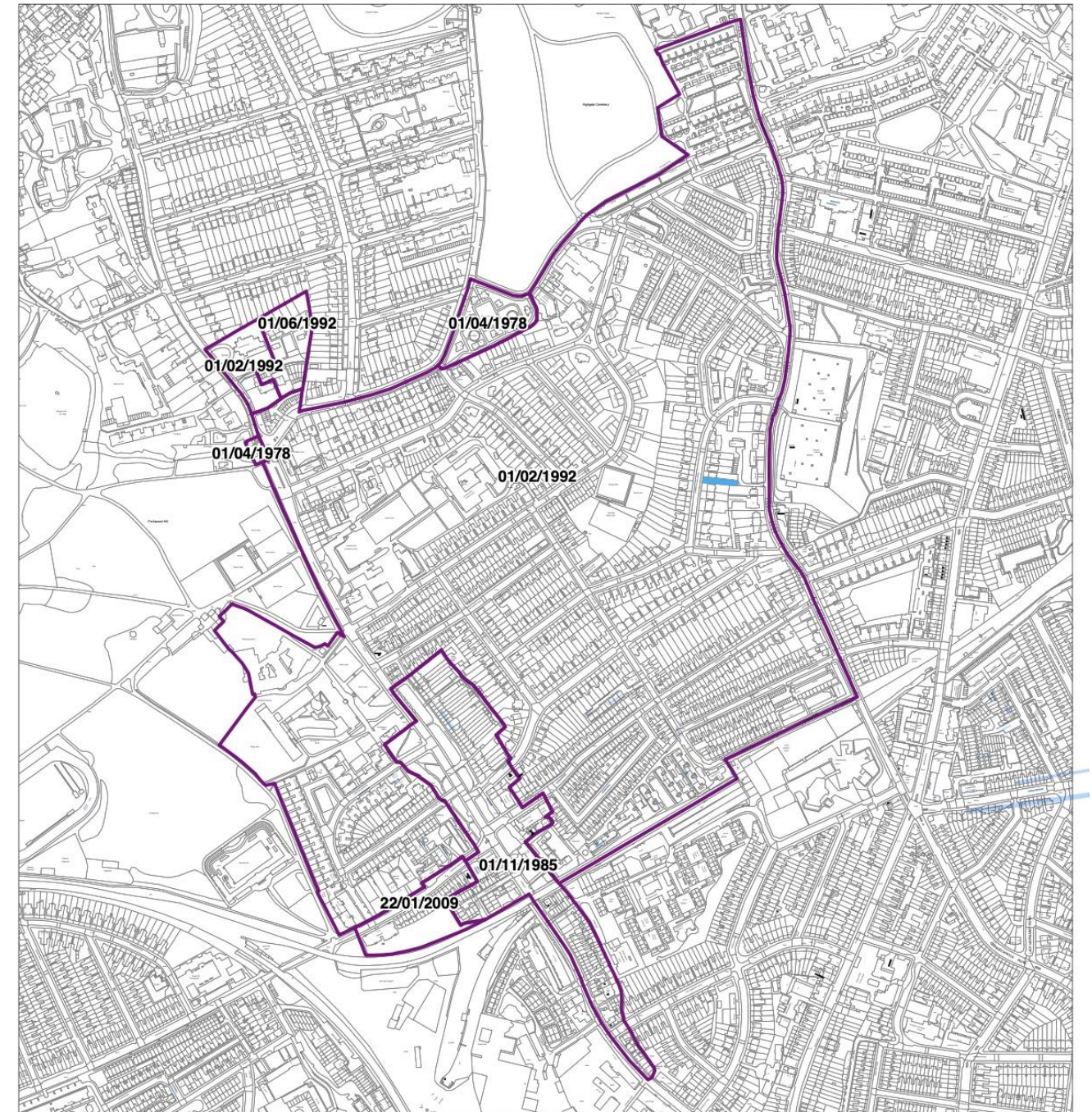
The key take-aways for the conservation of the Dartmouth West area are a series of views to be preserved and a number of changes that should be avoided in any adjustment to the area. These are as follows (irrelevant entries removed):

Views to be protected

- Gaps between buildings.
- View westward from the crest of the hill on Laurier Road, westward to Hampstead Heath and a distant church spire
- Views westward down Dartmouth Park Hill over London

Developments to be avoided or rectified

- Unsympathetic replacement windows
- Erosion of architectural details
- Crestview block of flats
- Unsympathetic dormers and roof alterations
- Off street parking where it has resulted in the loss of the original boundary wall.



Impact of proposal on Conservation Area

There will be no changes to the views highlighted in the CA document.

Though the proposal is placing a cycle storage and bin store in the front garden, the design proposed will not alter the character of the front of the house facing Dartmouth Park Avenue. The proposed works offer discreet storage suited to the items being stored with the least structural mass and are designed specifically for their location. The new materiality of the proposal will complement the historic fabric. The proposals seek to enhance the verdant character of the locality wherever possible and will represent a net increase in planting.

Conclusion

We believe that deference to the existing conditions of the site and planning guidance, the consideration of design and appearance in relation to amenity for both neighbours and the minimal impact to the existing property and surrounding area shows that this proposal conforms to the relevant policies and will have a positive impact on the conservation area. For the reasons outlined above, it is believed that the proposals are in full accordance with the objectives of national and local policy, and as such planning permission should be granted. This is an important matter for our client and we would therefore be grateful to maintain a dialogue with you throughout your processing of the application.