

Heritage Statement – Flat 4, West Cottages, West Cottages, NW6 1RJ

Client	:	Ms. C Martin
Site	:	Flat 4 14 West Cottages West Hampstead London NW6 1RJ
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Contents

Heritage Statement

1.0 Introduction

2.0 Assessment

2.1 Project Proposals

2.2 Site Location

2.3 Site Description

3.0 Evaluation

3.1 General Considerations

3.2 Pre-Planning Advice

3.3 Planning History

3.4 Relevant Policies and Guidelines

4.0 Conclusion

1.0 Introduction

This Heritage Statement has been prepared to support a planning application for a second floor rear extension to Flat 4, 14 West Cottages, West Hampstead, NW6 1RJ. The Heritage Statement is to be read in conjunction with the accompanying drawings and documents

2.1 Project Proposals

The proposals are to include:

Single storey second floor extension with extended green roof to match the existing main roof.
Glass balustrading to a terraced balcony.
External air conditioning condenser.

2.2 Site Location

Site Location Plan – Ordnance Survey



2.3 Site Description

The site comprises a part 2-storey and part 3-storey building with a basement. This property obtained a final planning approval March 2011 and the construction was completed in 2012 with a combination of face brickwork and timber cladding to the external elevations with a pitched composite slate roof with roof lights to the front elevation. The windows are timber sash with timber casement doors to a second floor enclosed balcony. The existing main roof is a green roof over

3.0 Evaluation

3.1 General Considerations

The site is located in the West End Green Conservation Area and it not a listed building

3.2 Pre-Planning Advice

A Pre-Planning Application Ref **2020/5437/PRE** was submitted and a report issued 2nd March 2020

3.3 Planning History

2008/0978/P and **2008/0978/C**: Erection of a building comprising basement, ground, first and (part) second floor level to provide 1 x 1-bedroom, 1 x 2-bedroom and 1 x 3-bedroom flat (Class C3).
Granted 31/03/2009.

2010/3114/P - Erection of a part 2-storey and part 3-storey residential building comprising basement, ground, first, second and third floor levels to provide 3 x 2-bedroom and 1 x 3-bedroom flats (Class C3) – granted subject to a legal agreement – 07/03/2011

3.4 Relevant Policies and Guidelines

Camden Local Plan 2017

D2 Heritage

West End Green Conservation Area Appraisal and Management Strategy 2011

Heritage

Local Plan Policy - D2 Heritage is aimed at achieving the highest standard of design in all developments. Policy D2 also states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

The West End Green Conservation Area Appraisal and Management Strategy 2011 notes that development proposals should preserve or enhance the character or appearance of the West End Green Conservation Area

4.0 Conclusion

As the proposed extension is situated at the rear of the site and on the second floor and conforms to the existing building lines in terms of depth, width and height and constructed of materials to match the existing building the proposed extension would not detract unduly from the character or appearance of the townscape or the Conservation Area.

As outlined in the Pre-Planning Report issued 2nd March 2021, 14 West Cottages is not noted as being a positive contributor to the Conservation Area in the West End Green Conservation Area Appraisal and Management Strategy 2011 and therefore would not harm the character and appearance of the Conservation Area unduly.

Dkdesign - September 2021