

# Heritage Statement

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Replacement extension at lower ground floor; door to front elevation; rear elevation windows; widening of door on existing balcony; removal of existing planters; removal of trees; introduction of new skylight; enlargement of existing skylight at:

**1 South Hill Park Gardens, NW3 2TD**

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16 February 2022



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## **1. Introduction**

1.1 This Heritage Statement has been produced to support an application for relatively minor improvement works to provide a replacement extension at lower ground floor, a door to the front elevation, rear elevation windows, the widening of a door on an existing balcony, the removal of existing planters, the removal of trees, the introduction of a new skylight and the enlargement of an existing skylight (“the Proposed Works”) at 1 South Hill Park Gardens, NW3 2TD (“the Property”).

It has been prepared by Philip Kratz, a consultant solicitor and head of planning at GSC Solicitors LLP. Mr Kratz is a former local government chief officer, accredited as a planning specialist by the Law Society, a legal associate member of the RTPI, a member of NAPE, a former director of an Historic Buildings Preservation Trust, and a current member of the Law Society’s Planning and Environmental Law Committee. He is well acquainted with the Property, the planning history of it and the area, and the national and local planning policy context.

1.2 The Proposed Works are self-evident from the application drawings.

## **2. Statutory Constraints**

2.1 The Property is in the South Hill Park Conservation Area (designated in 1988), which is the relevant designated heritage asset in this case.

2.2 The Property is not statutorily listed, and neither is it locally listed as such, but it is one of the properties (and several streets) identified as making a positive contribution to the conservation area.

## **3. Significance of the Conservation Area**

3.1 South Park Hill Gardens is a quiet, residential street, situated in the South Hill Park Conservation Area (which was designated in 1988). The locality contains predominantly substantial semi-detached and detached houses, with several streets and properties identified as making a positive contribution to the conservation area (including the Property). The properties in the Conservation Area are generally four-storey (including attic) plus lower ground floor in height. A number of the properties have been converted into self-contained flats.

3.2 The Property is a late Victorian, semi-detached terrace house in Victorian Gothic Revival style, with villas of similar style and size elsewhere in the street; it has been altered in an ad hoc manner over the years (and the quality of previous alterations has been generally poor). The Property is awkwardly contained by a tapering, triangular site, hemmed in at the back and with only a small triangular front garden.

3.3 The Conservation Area Statement confirms that the area is a good example of late 19th Century suburban development, which largely retains its homogenous architectural character. The Conservation Area Audit sets out that this part of South Hill Park Gardens is relatively uniform with semi-detached Italianate style villas. It comments that the “elaborate architectural detail in this part of the Conservation area is generally limited to the front elevations and the rear and flank elevations are faced in yellow stock brick with simple segmental brick arches to window and door openings

## **4. Planning History**

5.1 Relevant planning history includes:

Ref	Description	Decision
2021/3118/P	Certificate of Lawfulness / Use as a single-family dwelling house (C3).	Granted.
2018/5827/P	Conversion of single dwellinghouse into 2 x 2 bed self-contained units.	Withdrawn.
2013/5688/T	Fell conifer in front garden.	No objection to works.
PWX0002780 (2001)	Enlargement to existing conservatory.	Granted.

## 5. Planning Policy

5.1 See the Covering letter.

## 6. Proposed Works

6.1 See the application drawings.

## 7. Assessment of Proposed Works against Planning Policy

7.1 The revised NPPF confirms that the effect of an application on the significance of a heritage asset is a material consideration in the determination of that application.

7.2 At the heart of the Proposed Works is the wish to create a family home at the Property, fit-for-purpose and appropriate to meet the needs of the Applicants (and any other occupiers) now and for many years to come. The essence of those works is described in the accompanying Design and Access Statement; it is self-explanatory, and is intended to bring the residential use of the Property up to 21<sup>st</sup> Century standards, without compromising in any material way its contribution to the character and appearance of the Conservation Area, and taking the opportunity to enhance that contribution by replacing a poor quality and incongruous extension, and by sympathetic repairs and enhancements (such as replacing uPvc windows with timber sashes). Although the works involve the removal of two (possibly self-seeded) trees in order to enable reconfiguration of the retaining walls at lower ground floor level, these are of no intrinsic arboricultural interest, and make no positive contribution to amenity, being overgrown and unsightly. They make no contribution to the character of the Conservation Area and detract from the appreciation of the house.

7.4 As is self-evident, therefore, the Proposed Works will have no material impact on the significance of the designated heritage asset in this case; they will not have any material adverse impact on the character or appearance of the Conservation Area, and will enhance the non-designated heritage asset that is the house itself, and they are thus compliant with national and local planning policy

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