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## 1.0 **INTRODUCTION**

1.1 Holloway and Holloway has been instructed to prepare a Planning and Heritage Statement to support a householder and listed building consent application for a single storey rear extension at No. 27 Jeffrey's Street, London.

1.2 Section 2 comprises a site assessment.

1.3 Section 3 describes the heritage assets and their setting.

1.4 Section 4 is a description of the relevant national and local policies.

1.5 Section 5 describes the planning application proposals.

1.6 Section 6 assesses the planning application proposals against the relevant national and local planning policies.

1.7 Section 7 is the summary and conclusions.



## 2.0 **SITE ASSESSMENT**

- 2.1 The subject building is a mid-terrace dwelling house located on the northern side of Jeffrey's Street.
- 2.2 The host building is Grade II listed and is located within the Jeffrey's Street Conservation Area.
- 2.3 The area is residential in its form and the property is bounded by other residential properties on all sides.



### 3.0 **HERITAGE ASSETES AND THEIR SIGNIFICANCE**

3.1 This Heritage Statement has been prepared in line with the National Planning Policy Framework 2021. The purpose of the statement is to identify those heritage assets that may be affected by the development proposals and the impact upon these assets.

3.2 The building (Fig 1) subject to the application is Grade II listed, the listing description reads as follows:

*"Terrace of 12 houses. Early C19. End houses (Nos 11 & 33) and centre houses (Nos 21 & 23) stucco with rusticated ground floors; other houses yellow stock brick (upper floors mostly refaced) with stucco ground floors and 1st floor band. 3 storeys and basements. 2 windows each except end and centre houses with 1 window each. Round-arched ground floor openings except windows of end and centre houses being segmental-arched sashes. Doorways with reeded surrounds, radial or patterned fanlights and mostly panelled doors. Ground floor sashes mostly with margin glazing. End and centre houses upper floors with segmental-arched tripartite sashes; 1st floors with cast-iron balconies. Others houses with gauged brick flat arches to recessed casements with cast-iron balconies on 1st floors; 2nd floors, segmental-arched recessed sashes. Parapets; centre houses with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas."*



Fig 1: Application Property – Green Door.

3.3 The property is part of the group listing of the 12 terraced properties, therefore has a group value. There are other listed buildings within the vicinity of the site (Fig 2).



Fig 2: Blue triangles denote listed buildings near to the application site.

- 3.4 The property is also located within the Jeffrey's Street Conservation Area, Sub-Area 1 (Fig 3).

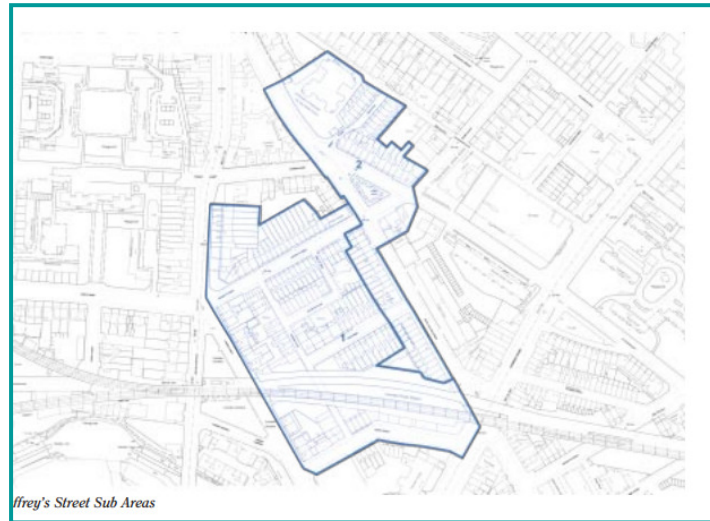


Fig 3: Conservation Area Boundary.

- 3.5 The impact on the identified heritage assets is discussed below.



## 4.0 **PLANNING POLICY**

### **National Planning Policy Framework**

4.1 Relevant planning policy in consideration of this proposed development is contained within the National Planning Policy Framework (NPPF) 2021.

4.2 Section 16 of the NPPF specifically deals with conserving and enhancing the historic environment. Paragraph 194 of the NPPF states *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*. Paragraph 197 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.3 Section 12 of the NPPF seeks to achieve well designed places and states that *"good design is a key aspect of sustainable development"*.

### **Development Plan**



- 4.4 The Development Plan is comprised of the London Plan 2021 and the Camden Local Plan 2017.

London Plan 2021

- 4.5 London Plan policies are largely strategic policies, such that none are specifically relevant to this application.

Camden Local Plan 2017

- 4.6 The following policies of the Camden Local Plan are considered to be relevant:

- Policy A1 – Managing the Impact of Development
- Policy D1 – Design
- Policy D2 – Heritage

- 4.7 The following Supplementary Planning Documents are considered to be relevant to the application:

- CPG Design 2021
- CPG Home Improvements 2021
- CPG Amenity 2021
- Jeffrey's Street Conservation Area Statement 2002





## 5.0 **APPLICATION PROPOSALS**

5.1 The application seeks householder planning permission and listed building consent for the erection of a ground floor single storey rear extension.

5.2 The proposed extension measures approximately 4.3m wide by 4m deep, is a flat roof structure with a fully glazed glass infill extension. To facilitate the creation of the space, the lower ground floor bathroom becomes an internal room, with the window sealed, the existing backdoor into the garden becomes the internal access into the extension.

5.3 The extension in essence infills the gap beneath the historic ground floor extension, requires minor alterations to the lower ground floor and does not impact on any windows from ground floor upwards.

5.4 The creation of this proposal follows the refusal of applications 2021/1077/P and 2021/1756/L, which sought permission for the erection of a single storey rear extension at ground floor. The applications were refused for the following reasons:

*"The proposed rear extension, by reason of its scale, siting, detailed design and materials, would harm the special architectural and historic interest of the Grade II listed building, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).*

*The proposed alterations, by reason of the scale, siting, detailed design and materials, together with the loss of historic fabric would harm the special*



*architectural and historic interest of the Grade II listed building, contrary to policy D2 (Heritage) of the Camden Local Plan (2017)”*

- 5.5 This submission seeks to overcome those reasons for refusal which will be discussed below.



## 6.0 **CONFORMITY WITH PLANNING POLICY**

6.1 The main considerations in assessing a planning application of this nature are, design and heritage and neighbour amenity.

6.2 It is accepted that both national and local planning policies are aimed at achieving high quality design, with consideration being given to the character, setting, context, form and scale of neighbouring buildings, along with the character and proportion of the host building. Policy D2 states that development will only be permitted within Conservation Areas where a scheme preserves and enhances the character and appearance of the area. Further, the Council will seek to resist proposals that would cause harm to the special architectural and historic interest of the listed building.

6.3 The CPG Home Improvements SPD also advises that extensions should:

- 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;
- Allow for the retention of a reasonably sized garden;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.



- 6.4 The Jeffrey's Street Conservation Area Statement advises that rear extensions will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace or group of buildings; significantly encroach on rear garden space or harm public views of rear gardens/spaces.

### Heritage

- 6.5 Jeffrey's Street is one of the oldest streets within Camden, the host property is part of a group listing and should be read in association with the two group listings of properties on the southern side of the road. The buildings architectural and historic significance are considered to be held in the well-preserved 19<sup>th</sup> Century Georgian Terrace, particularly the front elevations.
- 6.6 It is noted that the internal layout of the properties was not inspected at listing and does not form part of the listing description.
- 6.7 The significance of the frontage of this terraced row, is further acknowledged within the Conversation Area Statement:

*"The terraces of houses that line the frontages of Jeffrey's Street (Nos. 1-33 and 2-28) and Kentish Town Road (Nos. 46-64) were built in the late 1790s and early 1800s and are statutorily listed for their architectural or historic interest. Most of the houses in Jeffrey's Street have three storeys plus a basement with the two upper storeys of plain stock brick above a ground floor and a basement of stucco with channelled rustication. Each house makes an individual contribution to the Georgian character and rhythm of Jeffrey's Street; with narrow basement areas enclosed with iron railings, they have decorative fanlights, first floor balconies and a strong*



*parapet, which unifies the terrace at roof level. Nos. 3-9 Jeffrey's Street are only two storeys high and also of stucco."*

- 6.8 Within this row of 12 terraced properties, a number have been altered to the rear, including No. 31, 23, 21, 17 and 13 Jeffrey's Street, with a variety of styles and forms of extension both single storey and two storey. Unlike the uniform, well-preserved frontages, the rear elevation of the terrace carries less significance due to the various extensions that have been added.
- 6.9 The previous proposal incorporated a ground floor rear extension clad in dark metal cladding and was of a contemporary form, designed to contrast with the more traditional form of the property. The Local Planning Authority considered the proposal to be heavy in its design form and result in the loss of rear ground floor elevation of the main house would fail to respond to the historic context of the property to the detriment of its significance.
- 6.10 In order to respond to that concern, an alternative ground floor extension is now proposed with a structural glass side infill that ensures the retention of the ground floor elevation, maintaining views from the kitchen window across the garden and minimises the impact on the historic fabric.
- 6.11 There is a distinct difference between the more traditionally detailed right hand side of the extension and the modern left hand side. The proposed materials reflect this delineation, the right hand side uses hand made London Stock bricks, stone capping detail, cast iron drainage and includes a timber sash windows of the same size and detail of the kitchen window. The left hand infill extension proposes a simple frameless glass extension in order to allow views from the kitchen area and also from the garden of the



back of the property. Clearly if the Local Planning Authority prefer an alternative materials or window designs these can be conditioned accordingly.

- 6.12 The form of the proposed extension is simple and unassuming, it is proportionate to the scale and form of the listed building and does not undermine the significance of the building or the terrace as a whole.
- 6.13 The works to the listed building are greatly reduced because of this proposal. The lower ground floor bathroom does become an internal room, with the window removed, but the recess of the window is proposed to be retained to ensure that historic form can still be read. The back door will be removed, but the opening remains unaltered, a new door has been proposed in the existing opening to ensure the heritage value remains. The existing column supporting the projecting first floor rear extension above will also be removed.
- 6.14 The views from the ground floor windows will not be hindered by the proposed extension, they will benefit from views over the full garden area.
- 6.15 It is considered that the proposal results in less than substantial harm to the value of this heritage asset, if not no harm. The ability to incorporate additional living accommodation ensures a more balanced living arrangement, with communal space being more balanced against the 4 bedrooms provided within, thus decreasing the pressure on potential opportunities to sub-divide this property into two smaller properties that need a less amount of communal living space to meet their needs. It is therefore ensuring the long term retention of a 4 bed family home in London.



### Amenity

- 6.16 The previous proposal was not considered to have an adverse effect on the amenity of neighbouring properties. Given that this proposal is lower than the previous proposal, it is not considered that any impact on neighbour amenity will arise as a result of this proposal.



## 7.0 **CONCLUSIONS**

- 7.1 The proposal seeks to resolve and overcome previous concerns to the scheme.
- 7.2 The proposal will not give rise to any detrimental impact on neighbour amenity, as such it is considered that the proposal accords with Local Plan policy A1 and the CPG Amenity.
- 7.3 The proposal results in less than substantial harm to the Grade II listed building, it seeks to ensure that the harm that does arise, it weighed against the ability for the occupier to interpret the buildings evolution, such as the retention of the bathroom window recess and the backdoor opening.
- 7.4 The materials and form of the extension are sympathetic and in keeping with the character and appearance of the heritage asset and follow the design principles engaged on other properties within this listed group of terrace properties.
- 7.5 The ability to provide additional communal living space, balancing out the number of bedrooms against the communal areas, without detriment to the historic fabric, ensures that a large family home can be retained and risk of applications for sub-division are reduced, in accordance with the aims of paragraph 3.196 of the Local Plan, thus providing an overall public benefit to this proposal.
- 7.6 The proposal is considered to comply with Local Plan policies D1 and D2, CPG's Home Improvements and Design and the NPPF.