



Planning, Heritage, Design and Access Statement

11 Gloucester
Crescent, London,
NW1 7DS

April 2022 | Project Ref 7813A



HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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1. Introduction and Executive Summary

- 1.1** This statement has been prepared by HCUK Group on behalf of Mr John McIlvride and Ms Deborah Lovegrove, Directors of 11 Gloucester Crescent London NW1 Ltd, who wish to make an application for planning permission and listed building consent for changes to the frontage to the premises including retention of the new gate and brick piers, retention of trellis around the bin storage area only, the provision of new planters to replace the part of the trellis between the gate and the bin storage areas and provision of a letterbox within the gate.
- 1.2** In making this application the HCUK Group would point out that the new brick piers together with a gate were installed by the owner of the garden flat, following the grant of planning permission and listed building consent on 8 November 2016 (LPA Ref: 2016/1286/P and 2016/2072/L). These permissions gave consent for similar works to those which exist on site although an extra brick pier has been provided. The gate shown on the consented scheme was initially provided at a height of 1.2m, as shown on the approved scheme, but this was subsequently removed by the owner of the garden flat. A new timber gate was therefore installed by our clients. This is, however, slightly higher than that previously approved, being at a height of 1.4m.
- 1.3** The existing trellis, located between the gate and the bin store and also surrounding the bin store, was provided by our clients in order to provide safety and security and to prevent the former unsocial behaviour from passers-by, particularly late at night. This included thefts from bicycles and putting unwanted and unacceptable types of litter into our clients' waste bins.
- 1.4** Following concerns to the appearance of this trellis, which have been raised by the Council, it is now proposed to remove the section of trellis between the gate and the bin store and to replace this with three planters to be used to plant a Yew hedge and some Jasmin. The Jasmin would be trained to spread along and to conceal the trellis around the bin storage area. The Jasmin will provide an attractive screen to the bin storage area and this together with the Yew hedge will enhance the appearance of the frontage and provide additional landscaping and greenery. Three circular planters would also be provided adjacent to the boundary wall in a

location opposite the bin store to further enhance the appearance of the frontage. These would be planted with *Hedera helix* Buttercup (Buttercup Ivy), underplanted with *Erigeron karvinskianus* (Mexican Daisy).

2. Site and Surrounding Area

- 2.1** The application premises lie on the southeast side of Gloucester Crescent which curves from its junction with Inverness Street and joins Oval Road at both ends to form a 'D' shape. The crescent lies on the east side of Primrose Hill and west of Camden Town.
- 2.2** The premises were built in c.1840-45 and are centrally placed in a curved Grade II listed terrace of properties (Nos 3 to 22 Gloucester Crescent). Most of the properties in the terrace are of 3 or 4 storeys but Nos 8 to 11 in the centre have third floor loggias with projecting flanking towers.
- 2.3** Most of the properties along both sides of Gloucester Crescent are listed and of similar age. The premises are also within the Primrose Hill Conservation Area.
- 2.4** The property was split into three flats in 1959. The lower (garden) flat has two floors, a semi-basement and upper ground floor. The semi-basement level is accessed from steps leading down from the main forecourt and parking area and the upper ground floor is accessed from the main entrance. This flat has its own refuse storage area and area for the storage of bicycles at the semi-basement level.
- 2.5** The first floor and second/third floor flats use the main entrance on the north side of the property only. This is accessed using the existing gate. A bin storage area lies on the east side of the access to the main entrance and bicycles are stored on the west side.

3. Planning History

3.1 Of most relevance in relation to the planning history of the site are the following applications.

3.2 In October 2016 ARP Architects submitted applications on behalf of Mr & Mrs M Dowd, who lives in the garden flat, No 11A Gloucester Crescent. These applications were for planning permission and listed building consent for:

"Construction of raised forecourt with front courtyard and railing, replacement of French doors with sash windows at front ground floor level, re-covering and part replacement of front steps with York stone staircase, single storey rear sun room extension, garden shed, pergola, replacement of window with door at rear ground floor level."

3.3 These applications (LPA Ref: 2016/1286/P and 2016/2072/L) were approved on 8th November 2016.

3.4 Most of the works related to these applications have been carried out in accordance with the approved plans but an extra brick pier has been provided to the west of the gate which provides access to the main entrance. In addition, the proposed alterations to the steps leading to the main entrance have not been carried out. A black painted wooden trellis was also erected by our clients around the bin storage area, and this currently connects to the front gate. A new gate has also been provided to replace the gate originally installed. The new gate is 1.4m high instead of 1.2m as approved.

3.5 On 2nd March 2022 a meeting was held on site with Mr R Depala (Senior Enforcement Officer and Mr N Baxter (Senior Conservation Officer) following a complaint that there had been a breach of listed building consent as a result of structural alterations to the building. This meeting was followed by an email from Mr Depala dated 8th March 2022 advising as follows:

"The council have decided that at least four elements would need to be remedied as a minimum. These would be the two lights on the front elevation, (security light and the silver down/up-lighter), the dividing fence and the planting area."

The two lights and dividing fence panel will need to be removed and the planting area as detailed on the approved plans will need to be laid.

Should you wish to retain the security light or propose an alternative then you are invited to submit a listed building planning application accordingly.”

- 3.6** It was also noted on site that an extra brick pier had been provided on the west side of the gate which was not consistent with the approved plans for the changes to the forecourt (LPA Ref: 2016/1286/P and 2016/2072/L). However, the provision of this additional brick pier was not raised as a concern by the Council in Mr Depala’s email dated 8th April 2022.
- 3.7** An application for listed building consent for the retention of the security light was made on 5th April 2022. Confirmation regarding the registration of this application had not been received at the time of the preparation of this statement.
- 3.8** The current applications for planning permission and listed building consent seek to regularise the alterations to the front boundary (new gate and brick piers), to retain the trellis around the bin storage area but to remove the dividing fence/wooden trellis leading from the bin storage area to the gate with three planters. The planters would be used to provide a Yew hedge and some Jasmine, which would spread along and conceal the retained part of the trellis.

4. Proposed development

- 4.1** The application seeks planning permission and listed building consent for changes to the frontage to the premises including retention of the new gate and brick piers, retention of trellis around the bin storage area only, removal of dividing fence/trellis leading from the bin storage area to the gate and replacement with three planters to provide a Yew Hedge and some Jasmin to screen the bin storage area, provision of three circular planters opposite the bin storage area (these would be planted with Buttercup Ivy underplanted with Mexican Daisy) and provision of a letterbox, centrally placed within the gate.

Design

- 4.2** The new brick piers either side of the entrance gate are 1.6m using London yellow stock brick to match existing. The gate is of black painted timber, 1.4m high, and similar to many other entrance gates along Gloucester Crescent and other premises in the listed terrace.
- 4.3** The proposed letter box will be made of matt black coloured iron measuring 360mm x 80mm and box at rear 365mm x 300mm x 145mm and mounted centrally within the gate. This is similar to other letterboxes in the listed terrace, namely at Nos 19 and 21 Gloucester Crescent.
- 4.4** The part of the trellis to be retained around the bin store is of black painted timber.
- 4.5** The trellis from the bin store to the gate post is to be removed as requested by the Council and will now be replaced with three planters, 400mm high and 400mm wide and coloured 'vintage metal iron'. These will be used to provide a Yew hedge and Jasmin to trail around the trellis in order to provide an attractive screen to the bin storage area. There will be also three white coloured circular planters placed adjacent to the boundary wall to be used for planting Buttercup Ivy underplanted with Mexican Daisy.
- 4.6** The York stone paving and granite sets, which were granted consent in November 2016, will be left undisturbed.

Access

- 4.7** The access will remain as existing with the main forecourt area used for the parking of one vehicle on the south side and access to the main entrance through the existing gate on the north side.

5. Planning and Heritage Policy Framework

- 5.1** In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 5.2** The statutory development plan for the site includes the following documents:
- The London Plan 2021
 - The Camden Local 2017
- 5.3** Other materially relevant policy documents for the consideration of these applications are the National Planning Policy Framework 2021 (NPPF) and the National Planning Practice Guidance (NPPG).
- 5.4** The following supplementary planning guidance documents and appraisals are also relevant:
- Camden Planning Guidance Housing January 2021
 - Camden Planning Guidance Design January 2021
 - Primrose Hill Conservation Area Statement 2020

National Planning Policy Framework

- 5.5** The NPPF, published in 2021 sets out the Government's policies and guidance in respect of the preparation of plans and for the determination of planning applications and appeals.
- 5.6** The purpose of the planning system is to contribute to the achievement of sustainable development which means that the planning system has three overarching objectives; an economic objective, a social objective and an environment objective (Paras 7 and 8).

- 5.7** Local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. (Para 38).
- 5.8** Planning policies and decisions should aim to achieve healthy, inclusive and safe places which (inter alia) are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion. The NPPF refers to the need to achieve healthy, inclusive and safe places (Para 91) and to provide developments that will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. (Para 92).
- 5.9** The creation of high quality, beautiful places is fundamental to what planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities. (Para 124).
- 5.10** The decision maker is required by section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a conservation area when exercising planning functions. However, this provision does not extend to the setting of a conservation area.
- 5.11** For the purposes of this statement, preservation equates to an absence of harm.¹ Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.²
- 5.12** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

¹ South Lakeland v SSE [1992] 2 AC 141.

² Conservation Principles, 2008, paragraph 84.

5.13 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

5.14 The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 195 and 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.³ The Scale of Harm is tabulated at **Appendix 1**.

5.15 Paragraphs 195 and 196 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 195 or 196 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”

Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

³ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

London Plan 2021

- 5.16** The London Plan 2021 represents the strategic component of the development plan and provides London-wide policy and guidance. The policies of the London Plan relevant for the assessment of the proposed development are Policy HC1 Heritage conservation and growth, Policy G6 Biodiversity and access to nature and Policy T5 Cycling.

Policy HC1 Heritage conservation and growth

- 5.17** This policy states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the asset's significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy G6 Biodiversity and access to nature

- 5.18** This policy states that development proposals should manage impacts on biodiversity and aim to secure biodiversity gain.

Policy T5 Cycling

- 5.19** This policy states that development proposals should help to remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved by securing the provision of appropriate levels of cycle parking which would be fit for purpose, secure and well-located.

Camden Local Plan

- 5.20** The Camden Local Plan adopted 3 July 2017 sets out planning policies to guide development with Camden Borough Council. The policies relevant to the assessment of the proposed development are Policy D1 Design, Policy D2 Heritage and Policy T1 Prioritising walking, cycling and public transport.

Policy D1 Design

5.21 This policy states that the Council will seek high quality design in development. The Council will require (inter alias) that development:

- respects local context and character;
- preserves and enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- comprises details and materials that are of high quality and complement the local character;
- is secure and designed to minimise crime and antisocial behaviour;
- incorporates high quality landscape design and maximises opportunities for greening for example through planting of trees and soft landscaping.

Policy D2 Heritage

5.22 This policy 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.

5.23 The Council will not permit the loss of or substantial harm to a designated heritage asset including conservation areas or listed buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

5.24 The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

5.25 The Council will resist proposals for alterations to a listed building where this would cause harm to the special architecture or historic interest of the building; and resist development that would cause harm to the significance of a listed building through an effect on its setting.

Policy T1 Prioritising walking, cycling and public transport

5.26 This policy seeks to promote cycling in the borough and ensure safe and accessible environment for cyclists. The policy requires (inter alias) that accessible and secure cycle parking facilities are provided.

Camden Planning Guidance Design

5.27 Camden's Planning Guidance Design was published in January 2021 and forms a Supplementary Planning Document (SPD), which supports (inter alias) the Local Plan policies relating to design and heritage.

5.28 The SPD refers to the need for promoting and achieving excellence in design which includes the following:

- Positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area;
- New development should be designed to integrate well with the existing surrounding layout;
- Materials should be contextual, respond to existing heritage assets and features by relating to the character of the area, particularly in conservation areas and within the setting of listed buildings;
- Development in conservation areas should preserve and enhance the character and appearance of the area;
- Applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary;
- Landscape design and green infrastructure should be fully integrated into the design of development proposals from the outset.
- Greening measures should be integral to layout and design of new developments.

5.29 The SPD has a section on gardens and forecourt areas. These should

- Seek to minimise the amount of hard landscaping;
- Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to maintain spatial definition of the forecourt to the street and provide screening;

- Retain or re-introduce original surface materials and boundary features such as walls, railings and hedges. If new materials are to be introduced they should be complementary to the setting;
- Applicants can minimise the visual impact of storage areas by careful siting and incorporating planters to screen developments.

5.30 For boundary treatments around listed buildings or in a conservation area the Council expect that:

- Elements to be replaced replicate the original design and detailing and comprise the same materials as the original features;
- The works preserve and enhance the existing qualities and context of the site and surrounding area.

Primrose Hill Conservation Area Statement

5.31 The application premises lie within Sub Area 4 of the Primrose Hill Conservation Area. Gloucester Crescent is described as follows:

Gloucester Crescent curves from the junction with Inverness Street and joins Oval Road at both ends to form a "D" shape. Although there are no street trees, this road has a predominantly green character. The houses are set back from the highway and have substantial front gardens containing large trees, including Lime, Horse Chestnut, Silver Birch and London Plane. These front gardens are bounded by brick walls of approximately 1.2 metres high with brick piers, timber gates and decorative features including perforated brickwork and rendered panels. A number of walls and front garden areas have been altered or lost to forecourt parking. These alterations have had significant negative impact on the green character of this part of the Conservation Area and the setting of the buildings.

There are four main building groups on Gloucester Crescent. The first and most distinctive group is the Italianate villas by Henry Bassett at Nos 3-22 Gloucester Crescent, located on the south east of the Crescent. These listed villas form a highly decorative brick and stucco terrace, which consists of linked symmetrical groups of buildings. These buildings sweep around a curve of the crescent and

are particularly grand in elevational design and detailing. These are three or four storeys high with semi basements and raised ground floors. The facades are constructed of London yellow stock brick with white painted decorative stucco detailing to window surrounds, porches, cornices and console brackets. Other features include metal balconies, sash windows, hipped roofs, highly decorative chimney stacks, roof pediments and towers with loggias."

5.32 The application premises are located in the centre of Nos 3-22 Gloucester Crescent and comprise all of the features described above including a tower and loggia. The original front garden has already been lost to forecourt parking with very little landscaping having been provided.

5.33 The Conservation Area Statement Guidelines include a section on front gardens and boundary structures which states as follows:

"Boundaries in the Conservation Area are predominantly formed by brick walls or railings set into a plinth. Alterations to the front and side boundaries between the pavement and the house can dramatically affect and harm the character of the Conservation Area. Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style. Where original boundary structures have been lost these should be reinstated to match the original.

Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces. The conversion of front gardens into hard standing parking areas will not be acceptable where it involves the loss of boundary structures, causes harm to trees or reduces the area for soft landscaping in this urban residential area. Furthermore, the parking of vehicles at the front or side of a property adversely affects the setting of the building and the general street scene. The Council will resist any further loss of boundary walls and conversion of front gardens into hardstanding parking areas within the Primrose Conservation Area."

5.34 The frontage of the application premises is primarily used for vehicular parking with very little landscaping having been provided. The proposed development seeks to enhance the appearance of the frontage with the provision of planters enabling the provision of Yew hedge to replace the current dividing fence/trellis and Jasmin trailing around the retained part of the trellis to screen the bin storage area.

6. Appraisal

Need for the Proposed Development

- 6.1** The proposal seeks retrospective planning permission and listed building consent for the retention of the two brick piers and gate on the front boundary of the application site. The details of these brick piers and gate have been included with this application in order to regularise the current position. Planning permission and listed building consent were granted for the provision of a brick pier and gate in this location in November 2016 but the construction works were not fully in accordance with the details shown on the plans.
- 6.2** The gate is similar to many other timber gates to properties within the listed terrace, including the gates to Nos 10, 19 and 21 Gloucester Crescent, as well as those to properties of other listed properties in the area. The Council's enforcement and conservation officers did not raise objections to these at or following the site meeting on 2 March 2022 and as such we trust that this element of the proposals will be acceptable.



Fig 1: Gate at No 10 Gloucester Crescent

6.3

Our clients would also now like to install a letterbox in the centre of the gate similar to those at Nos 19 and 21 to make this more convenient and to provide more safety for the premises. They are therefore seeking approval for this.



Fig 2: Gate with letterbox at No 19 Gloucester Crescent.



Fig 3: Gate with letterbox at No 21 Gloucester Crescent.

- 6.4** The changes to the access to the main entrance including removal of the dividing fence/trellis as shown below are required in order to address issues raised by the enforcement officer and also to enhance the appearance of the frontage.



Fig 4: Existing dividing fence/trellis to be removed.



Fig 5: View of existing forecourt taken from main entrance.

- 6.5** The applicants require a division between the ungated hard standing forecourt area used for the vehicular parking purposes and the access to the main entrance of the premises. Prior to installing the gate and the wooden trellis there were a number of problems in terms of thefts from the bicycles, which are stored to the side of the accessway, and also unsocial behaviour by passers-by and drug users putting their rubbish, in some cases needles and other unacceptable types of waste, in the litter bins, which are stored on the east side of the accessway. The bins were not in place when the photograph above was taken as they had been moved to the pavement, ready for the waste collection.
- 6.6** The trellis was originally provided in order to support plants in the planters which were sited in front of the trellis but these were moved by the occupier of the garden flat and placed at the back to the parking area. The applicants agree with the Council's officers that without these planters the trellis looks out of place and too stark in its appearance. They therefore have no objection to this being removed and replaced with planters that can be used to provide an attractive Yew hedge.
- 6.7** The applicants wish to retain the trellis to provide a screen around the bin storage area but wish to soften the impact and enhance the appearance by enabling a Jasmine, planted in the planter closest to the trellis, to trail over the trellis.
- 6.8** Further planters are proposed adjacent to the side boundary wall to again enhance the appearance and to provide more greenery and soft landscaping.
- 6.9** Details of the proposed planting, designed by Jane Heather, Garden Designer are submitted with these applications and also shown in Appendix 2 of this statement.
- 6.10** The plants will add some greenery and soft landscaping to the forecourt area, which is currently has little provision of soft landscaping. This will also enhance the biodiversity to the site and provide a very attractive frontage to enhance the appearance of the listed building and the setting of the other listed buildings in the terrace and within this part of the Primrose Hill Conservation Area.
- 6.11** The owner of the garden flat has recently provided some new York Stone paving and a line of granite sets on the forecourt area in accordance with the 2016 planning and listed building consents. This can be seen in figure 3 above. The

applicants do not wish to disturb this attractive paving and the provision of planters will enable this paving to remain undisturbed.

Impact on Heritage Assets

6.12 Sara Davidson, Heritage Director, HCUK Group has provided a Heritage Impact Assessment in section 7 of this report. This section describes the heritage assets, provides an assessment of their significance, an assessment of the impact on heritage assets, a summary relating to this and shows how the proposed development would be wholly compliant with policy in relation to heritage matters.

Compliance with Planning Policy

6.13 In relation to the planning and heritage policy framework as set out in section 5 we refer to the importance of providing sustainable development, which lies at the heart of the planning system. This includes economic, social and environmental objectives, all of which are relevant to the proposed development. (NPPF paragraphs 7, 8 and 38).

6.14 The NPPF refers to the importance of achieving places which are safe and avoid crime and disorder and fear of crime and do not undermine the quality of life. These are key issues in terms of sustainability, which are particularly relevant to the consideration of these applications. (NPPF para 91).

6.15 The proposed development seeks to create a frontage of high quality and beautiful design, which is also a key aspect of sustainable development. (NPPF para 124).

6.16 The proposed development would also meet the design criteria as set out in Policy D1 of the Camden Local Plan. It respects the local context and character; preserves and enhances the historic environment (as shown in the following section); comprises details and materials of high quality which complement the local character; provides a secure environment which would minimise crime and anti-social behaviour and incorporates high quality landscape design which maximises opportunities for greening.

- 6.17** The proposal also meets the detailed guidance set out in the Camden Planning Guidance Design. This SPD provides guidance in relation to gardens and forecourts and stresses the need to retain or provide some enclosure along the front boundary in order to maintain spatial definition to the forecourt and to provide screening. The guidance in the SPD requires the retention or re-introduction of original surface materials and boundary features such as walls and hedges, and seeks to minimise the visual impact of storage areas by careful siting and incorporating planters to screen developments.
- 6.18** The London Plan Policy G6 also requires development proposals to secure biodiversity gain, wherever possible. In this case the new soft landscaping would help to provide some biodiversity gain on this forecourt where unfortunately most of the former areas of soft landscaping have been lost.
- 6.19** The London Plan Policy T5 Cycling and Local Plan T1 also stress the importance of providing accessible and secure cycle parking facilities. The applicants do own bicycles, which are currently stored adjacent to the side boundary wall. The proposed planting to replace the removed part of the trellis will help to provide some level of security to avoid theft of parts or the whole of these bicycles, which had been a problem prior to the erection of the dividing fence/trellis.
- 6.20** A full assessment of the proposed development in relation to its effect on heritage assets including the listed building, the setting of other listed buildings in the area, and the Primrose Hill Conservation Area is provided in the following section. This assessment shows that the proposals fall outside the remit of paragraphs 201 and 202 of the NPPF insofar as no harm would be incurred to the significance of either 11 Gloucester Crescent or the Primrose Hill Conservation Area. There would be preservation for the decision makers duty under Sections 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990 and from a heritage perspective, the proposals would also comply with all relevant local and regional planning policy and guidance identified in section 5 of this report.

7. Heritage Impact Assessment

Introduction

- 7.1** The purpose of this part of the report is to assist with the determination of the applications by informing the decision takers on the effects of the proposed development on the historic built environment. Value judgements on the significance of the identified heritage assets is presented and the effects of the proposals upon that significance are appraised. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2021 and local planning policy.
- 7.2** As previously identified 11 Gloucester Crescent is a grade II listed building, designated in March 1988 as part of nos. 3 to 22 Gloucester Crescent. The application site is also located within the Primrose Hill Conservation Area. While there are other heritage assets in the vicinity of the application site (for example, other designated parts of Gloucester Crescent) the significance of these separate assets would not be affected by the proposals and as such this section of the report focuses on the listed building itself and conservation area only.

Assessment of Significance

11 Gloucester Crescent (grade II)

- 7.3** As noted above 11 Gloucester Crescent is designated as a grade II listed building as part of the wider terrace of 3 to 22 Gloucester Crescent. The building was designated in March 1988 and has a list description which provides a good appraisal of the terrace's exterior. This reads:

"Curved terrace of 20 houses. c1840-45. By Henry Bassett. Yellow stock brick with stucco dressings. Slated hipped roofs with enriched slab chimney-stacks and most with projecting eaves having shaped brackets. STYLE: Italianate style, different designs forming linked groups. EXTERIOR: 3 and 4 storeys, all with

semi-basements. Continuous cornice runs throughout terrace at 2nd floor sill level; all with stucco architraved sashes, ground floors having console bracketed cornices. Doors panelled, some part-glazed, all with overlights. Nos 3 & 4: entrances in stucco porticoes with moulded panels and pilaster soffits having bracket capitals. No.3 has 4 storeys with blind boxes to 1st floor windows. No.4 has a 4-storey projecting tower with stucco ground floor and quoins; ground and 1st floor tripartite sashes, 2nd floor with 2 small windows flanked by large brackets to 3rd floor balcony having pierced balustrade to 2 paired round-arched sashes. Nos 5-7: round-arched entrances, in recessed bays, with stucco pilasters supporting architraved heads. No.5 has large brackets flanking 2 floor windows and continuing across entrance bay of No.4. Nos 8-11: form a symmetrical group with projecting flanking towers having 3rd floor loggias with paired shaped brackets to eaves. Doorways of Nos 8 & 11, in recessed bays, in round-arched cases. Nos 9 & 10 in central bays with stucco cases of pilasters supporting cornices; windows above doors round-arched. Nos 12-15: form a symmetrical group with a projecting bracketed cornice above 2nd floor windows and central pediment with acroterion flanked by parapet with balustraded panels. Entrances to Nos 12 & 15 in recessed flanking entrance bays; stucco pilasters cases with round arches flanked by enriched brackets supporting cornices. Nos 13 & 14 in central bays with stucco pilaster doorcases, No.14 with a pediment; round-arched windows above doorways and at 2nd floor beneath pediment. Nos 16-19: form a symmetrical group similar to Nos 8-11. No.20: round-arched doorway and round-arched window above at 2nd floor level. No.21: square-headed stucco entrance surround with round-arched window above. To right, a tripartite sash. No.22: partly rebuilt and altered with mansard roof to left hand bays. INTERIORS: not inspected. HISTORICAL NOTE: Henry Bassett's family were surveyors to the Southampton Estate; the plot was purchased by Bassett from Lord Southampton at the auction of his northern estate in 1840."

7.4

The significance of this part of Gloucester Crescent primarily relates to its architectural and historic interest. The architectural interest of the crescent stems from its ordered and classical composition with a fine, elegant, well-proportioned Italianate frontage set back from the road. Its materials, fenestration, stucco detailing and towers with third floor loggia all contribute to the crescent's clear value. As a composition the frontage of Nos. 3 to 22 33 is relatively well preserved and its integrity is maintained. Historic interest relates to the building's associations

with the 19th century British architect Henry Bassett and a number of other British intellectuals who occupied the street when, in the 1960s, it became known as both the 'trendiest street in London' and 'Britain's cleverest street'. The crescent's illustrative value relates to the way the structure provides physical evidence as to domestic and social practices of the 1840s.

7.5

As an individual house, 11 Gloucester Crescent contributes to the architectural and historic interests cited above in respect of the whole terrace. While originally constructed as a single family dwelling, 11 Gloucester Crescent has since been converted into a number of flats (basement and ground floor flat, first floor flat and second and third floor flat). This change to the building's use will have had an impact on the authenticity and survival of the interior but where present surviving elements including remnants of plan form, surface detailing, chimney breasts, fire surroundings, staircases etc. would all contribute to the building's architectural and historic interest.

7.6

The front garden area of 11 Gloucester Crescent has considerably changed over time where the original planted area has been laid over to hardstanding with a space for a car to park. Nonetheless the steps providing access to the raised ground floor level and a small planted area to the right hand side survive.



Figure 6: Front garden area of 11 Gloucester Crescent prior to any works being undertaken

7.7 Further changes to the front garden area were consented in 2016 (LPA refs: 2016/1286/P and 2016/2072/L).

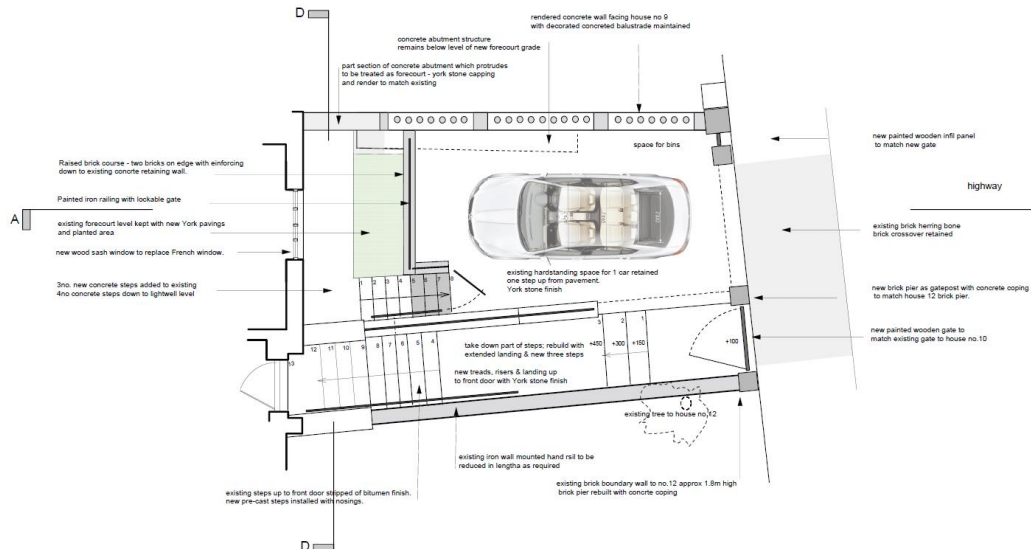


Figure 7: 2016 consented arrangement to the front garden area of 11 Gloucester Crescent

Primrose Hill Conservation Area

7.8 The Primrose Hill Conservation Area was first designated in October 1971 with extensions made in 1985. The adopted Conservation Area Appraisal (adopted 2001) provides a detailed factual appraisal of the history and development of the conservation area which is not replicated here for brevity.

7.9 In recognition of its varying character, the conservation area is divided into a number of sub areas, the application site is located within 'Sub Area Four – Gloucester Crescent'.

7.10 This part of the conservation area is relatively small primarily and primarily focuses on its namesake, Gloucester Crescent and the surrounding Inverness Street, Oval Road and Regent's Park Terrace. The area's architectural interest relates to the built form within it which includes grand architectural set pieces, including Gloucester Crescent, and smaller cottages. The area's historic interest is both associative (for example through connections to Henry Bassett and other known architects and builders) and illustrative insofar as demonstrating the development of this part of London in the early to mid 19th century. The area has an overall green character

due to abundant trees and vegetation and a generally lower density of built form than other parts of the conservation areas. In particular planting to front gardens and gaps between buildings where glimpses of rear gardens are possible are positive features.

7.11 Significant views within this part of the conservation area which take in Gloucester Crescent include those views north and south into the crescent from Inverness Street and views west from the crescent towards the circular factory building.

7.12 Gloucester Crescent makes a clear positive contribution to the character, appearance and significance of the conservation area. No. 11, as part of the wider crescent, also contributes but it is the contribution of the crescent as a whole which is the most significant. The front garden of No.11 has been paved over and used for parking. While this historic change has resulted in the loss of greenery to the front garden some planting survives and this contributes to the general green sylvan characteristics of this part of the conservation area.

Assessment of Impact on Heritage Assets

7.13 The proposals, which are part retrospective, are outlined in full within Section 4 of this report and shown in detail on the application's drawn submission. They can be summarised as:

- The retention of the new gate and brick piers;
- The retention of trellis around the bin storage area only;
- The removal of dividing fence/trellis leading from the bin storage area to the gate and replacement with three planters;
- The provision of three circular planters opposite the bin storage area; and
- The provision of a letterbox, centrally placed within the gate.

7.14 The gate piers and gate are broadly comparable to those previously consented as part of the 2016 scheme and, in accordance with the consented position, provide a more contained character to the front garden area which (despite the retained parking space) is more in keeping with the historic character of the former garden.

The materials of the gate piers (London stock brick) and gate (timber) are entirely in keeping with the character of the area and other similar features elsewhere on the street. Overall, these works would entirely preserve the significance of both the listed building (and wider terrace) and the conservation area.

- 7.15** The provision of a metal letter box within the retained timber gate is a wholly minor change that would have no bearing on the significance of either the listed building or conservation area. It is relevant to note that similar features are present elsewhere in the terrace (for example at nos. 19 and 21).
- 7.16** The existing length of trellis runs from the base of the steps to the gate pier and was erected without permission. Proposals seek to retain a short length of the trellis around the bin store only. The partial subdivision of the front garden area as proposed (i.e. through the retention of this stretch of trellis and the planters, discussed below) would not affect the overall character of the garden given the way it has been heavily altered over time and its established use as parking. The line of the trellis and planters also likely demarks the original path which would have provided access from the pavement to the steps. While resulting in a change to the character of the front garden area, these works would wholly preserve the significance of the identified heritage assets.
- 7.17** As per the landscaping plan the retained element of trellis would be planted with Jasmin which would help, alongside the other planting proposed, conceal the bin store in views from the road and provide a more green character to the front garden. The black painted timber trellis itself would be concealed by the planting but where glimpsed views could be possible it would be a subtle element of the landscape design and, due to its materiality and dark colour, sit comfortably within the garden area. These works would be beneficial insofar as providing a more green and sylvan character to the application site.
- 7.18** Closer to the pavement the trellis is proposed to be removed and replaced with a series of box planters to provide more greenery, in the form of a yew hedge, within the front garden. These works would assist in providing the front garden area with a more green and sylvan character that is characteristic of the conservation area and front gardens within Gloucester Crescent. The planting would also help to further screen the bin store from public views. While minor in scope, this change

results in a wholly beneficial impact with regards to the character of the conservation area and the setting of the listed building.

- 7.19** The provision of three planters opposite the bin store assist in providing the front garden area with a more green and sylvan character that is characteristic of the conservation area and front gardens within Gloucester Crescent. As above with regards to the planters on the right hand side, while minor in scope, this change results in a wholly beneficial impact with regards to the character of the conservation area and the setting of the listed building.

Summary and Policy Compliance

- 7.20** In accordance with the assessment presented above, the proposed development would result in only a minor change within the setting of the listed building and within the conservation area. This minor change has not eroded the way in which the front garden area contributes to the assets' significance, rather, the changes are generally beneficial insofar as the way in which the front garden area is provided with a more historically appropriate contained and green/sylvan character.
- 7.21** 11 Gloucester Crescent would remain a structure (alongside its wider terrace) of clear architectural and historic interest as a well preserved 19th century crescent of architectural and illustrative value. Changes to the front garden area would enhance the historic legibility of the former front garden area and result in a positive change within the asset's setting. There would be no change to any historic fabric or the appreciation of the building's significance. Key views of the building from the road would be enhanced through the additional planting proposed.
- 7.22** The Primrose Hill Conservation Area (specifically Sub Area Four) would remain to be appreciated as a highly significant area of architectural and historic (associative and illustrative) interest. Indeed, the changes proposed to increase the front garden planting would contribute to the area's green character where the conservation area appraisal specifically references the positive effect of planting to front gardens. Significant views within this part of the conservation area which take in Gloucester Crescent would either be preserved or slightly enhanced.

7.23 As such, it is the conclusion of this assessment that the proposals fall outside the remit of paragraphs 201 and 202 of the NPPF insofar as no harm would be incurred to the significance of either 11 Gloucester Crescent or the Primrose Hill Conservation Area. There would be preservation for the decision makers duty under Section 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990. From a heritage perspective, the proposals would also comply with all relevant local and regional planning policy and guidance identified within section 5 of this statement.

8. Conclusions

- 8.1** This statement has been prepared in support of applications for planning permission and listed building consent for the retention of the existing brick piers and gate on the front boundary, to retain the trellis around the existing bin storage area and to replace the trellis between the bin store and the gate post with new planters for the provision of a Yew Hedge and some Jasmin to screen the bin store enclosure and to enhance the appearance of the frontage to this Grade II listed property and the appearance and character of the Primrose Hill Conservation Area.
- 8.2** The proposed development would result in only a minor change within the setting of the listed building and within the conservation area. This minor change has not eroded the way in which the front garden area contributes to the asset's significance, rather, the changes are generally beneficial insofar as the way in which the front garden area is provided with a more historically appropriately contained and green/sylvan character.
- 8.3** The proposed development has also been designed to provide safety and security for the residents of the property, to minimise crime and antisocial behaviour, to provide screening of the bin storage area, to provide more soft landscaping and to enhance the biodiversity of the site.
- 8.4** We trust therefore that the Council will support these proposals.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 195 and 196, and guidance on NPPG).⁴

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

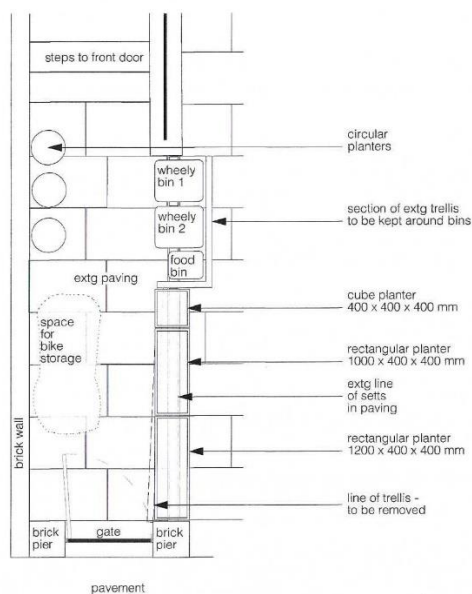
⁴ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

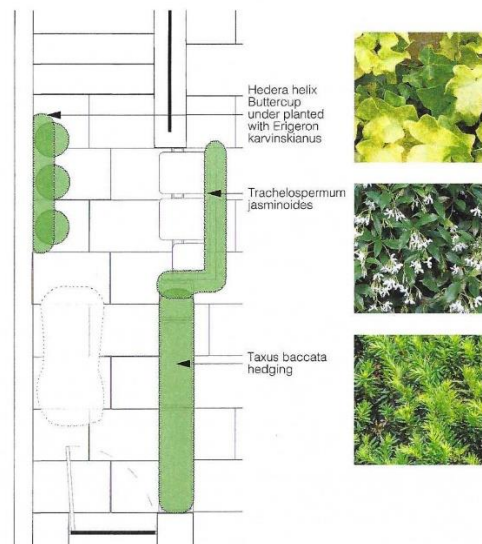
Details of proposed planting designed by Jane Heather, Garden Designer

11 Gloucester Crescent Front Access Plans Showing Proposed Container Planting

Plan view showing planter positions
scale 1:50 @ A4



Plan view showing plants
scale 1:50 @ A4



Notes on planters
Rectangular barrier planters - 400mm height.
Circular - Geo Round
<https://www.livingreendesign.com/category/110-grp-barrier-planter.aspx#>
Colour suggestion - vintage metal iron (barrier), white (circ)

Project	11 Gloucester Crescent - Front Access	Doc. No.	505_P_Plan
Client	Deborah and John McIlwade	Date	30/3/22
Drawing Title	Containers and Planting - Plan	Scale	1:50 @ A4

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© Jane Heather

11 Gloucester Crescent Front Access Sketches Showing Proposed Planting

View from pavement



Yew hedge planted in rectangular containers. Hedera helix Buttercup planted in the end planter to tumble over the remaining trellis section. This evergreen planting will soften the view from the street with green and hide the wheely bins.
 Rectangular barrier planters - 400mm height.
<https://www.livingreendesign.com/category/110-grp-barrier-planter.aspx#>
 Colour suggestion - vintage metal iron

View from front door



View from the front door show the wheely bin nook fully clothed with climber and a line of three circular pots on the right hand side. A fine wire trellis attached to this wall supports some climbing planting as well as trailing plants to green this area

Project	11 Gloucester Crescent - Front Access	Doc. No.	505_P_Sketch
Client	Deborah and John McIlvride	Date	30/3/22
Drawing Title	Planting Proposal Sketches	Scale	1:50 @ A4

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Appendix 3

xxx

xxx

Figures

Subheading for Figures (if needed)

Insert body text here....

Insert your photographs here. Underneath the photo put 'Figure 1 – description' with the caption left aligned to the photo.