



14 Greenaway Gardens, Hampstead, London NW3 7DH

Heritage Statement

Heritage Significance, Impact Assessment & Justification Statement

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of

Heritage Information Ltd

May 2022

14 Greenaway Gardens, Hampstead – Heritage Statement

Issued May 2022

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1.0. INTRODUCTION

- 1.1. No. 14 Greenaway Gardens, Hampstead, London NW3 7DH, is located within the Redington and Frognal Conservation Area, within the London Borough of Camden. The subject site comprises a two-storey detached house (with additional space in the attic floor) built in the 1920s (which is principally neo-Georgian in style with some Arts and Crafts features), a garage, a front driveway/garden, and a “T-shaped” plot to the rear. The plot to the rear includes a lawn, a tennis court, a swimming pool, and a pool house (for which planning consent has been given for its demolition, ref: 2021/0984/P).
- 1.2. This Heritage Statement has been produced to inform and to accompany an application for planning permission. The proposals involve the retention of the front and side (south-east) elevations (restoring features which are beyond repair, such as windows), alterations to the side (north-west) and rear elevations, the provision of a single-storey rear elevation, and internal re-modelling.
- 1.3. The current proposed scheme has been informed by pre-application advice provided by the local planning authority in December 2021, and in March/April 2022.
- 1.4. This Heritage Statement complies with the requirements of the National Planning Policy Framework, July 2019 (NPPF) and the online Planning Practice Guidance (PPG) in respect of heritage and design issues. This report should be read in conjunction with the Townscape Visual Impact Assessment (May 2022). No archaeological assessment has been undertaken as part of this report.
- 1.5. This Heritage Statement sets out:
 - An historical background of the building, the site and the surrounding area.
 - An analysis of the context of the site and the contribution it makes to the setting of the Conservation Area and any statutorily and locally listed buildings within close vicinity of the site.
 - An appraisal of the historical significance of the building and its setting.
 - An assessment of the potential or actual impact of the proposed works upon the significance of the building and any other heritage assets.
 - How the proposed works comply with relevant national, regional and local planning policies.
- 1.6. **Summary**
 - The subject site at no. 14 Greenaway Gardens, London NW3 7DH is located within the Redington and Frognal Conservation Area.
 - An assessment of the heritage significance of no. 14 Greenaway Gardens (as existing) concludes that it possesses low archaeological interest, medium architectural and artistic interest, and low historic interest. The setting of no. 14 Greenaway Gardens is considered to be of medium significance. The existing building principally derives its architectural and artistic interest from its front elevation, by virtue of its distinctiveness and high quality, and as it has group value along with the other buildings along the street.
 - An assessment of the contribution which the existing building makes to the character and appearance of the Redington/Frognal Conservation Area concludes that the contribution is minimal and neutral to positive – principally due to the building’s front elevation.

- The proposals recognise the neutral to positive contribution which the subject site makes to the streetscape and the character and appearance of the Conservation Area – by retaining and repairing/restoring the front elevation, retaining the original roof form, retaining the appearance the side elevations (either retaining the original fabric or reusing the original brickwork), and largely retaining the appearance of the rear elevation at first floor and roof levels. The proposed single storey rear extension is a high-quality contextual response, designed in a modern idiom which responds to the language of the original neo-Georgian/Arts and Crafts building, and using red brickwork which would reflect that of the original building. The subject site would therefore continue to integrate well with the surrounding streets, contributing neutrally to positively to the CA. Thus an assessment of the impact of the proposals concludes there would be a **minimal and neutral to positive impact** on the character and appearance of the Redington and Frognal Conservation Area and on the settings of other nearby heritage assets. The proposed scheme would not cause any harm to any heritage assets nor to the setting of any heritage assets, and the subject site would continue to make a minimal and neutral to positive contribution to the character and appearance of the Conservation Area.

1.7. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings (“SPAB”), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee of both the Dance and Drake Trusts and a scholar of SPAB. He is the Chairman of the City Heritage Society, and a panel member of the City Conservation Area Advisory Committee.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is also a Design Review Panel member of the Design Council, Design: South-West, and the London Boroughs of Islington, Lewisham, Wandsworth and Richmond-upon-Thames. In addition, Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number of other public sector and commercial design awards.

- **Melisa Thomas** BA PGDL LPC MSc – Heritage Consultant. After graduating from her BA Hons. degree in English and History, Melisa pursued a career in the law while also working as a specialist guide, researcher and lecturer at Strawberry Hill House, Richmond-upon-Thames. She has since completed a Master’s degree in the Conservation of the Historic Environment, and has been working for a number of years as a Heritage Consultant on complex cases (including Appeal work) involving heritage planning, design and townscape matters. Her specialist subjects include Georgian and Victorian house architecture,

London history, and urban townscapes. Due to her background in the law, she keenly follows developments in the regulation of the historic environment through legislation, policies and case law.

- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

1.8. **Methodology**

This assessment has been carried out gathering desk-based and fieldwork data. Due to the coronavirus restrictions and library/archive closures, historic research was carried out online. Research sources included the Camden Local Studies and Archives Centre, Historic England Archives, the RIBA Archives, the British Newspaper Archive, the London Metropolitan Archives and Old Maps Online. A site visit was carried out on 1st February 2021 when a review of the subject site was conducted by visual inspection. The building was analysed, as were the elements which contribute to its heritage significance. Consideration was then given to how the proposed works might affect that significance, and if and how there would be an impact on the character and appearance of the Redington and Frognal Conservation Area and other nearby heritage assets.

2.0. LOCATION AND HERITAGE CONTEXT

- 2.1. The subject site is located in Greenway Gardens in the affluent London suburb of Hampstead. The local area is principally characterised by its large Victorian, Edwardian and inter-war houses and generously sized gardens.



Figure 1: The location of the subject site (outlined in red); and nearby statutorily listed buildings (marked with small blue triangles).

- 2.2. **Historic England's *Good Practice Advice in Planning Note 3*** (December 2017) provides guidance on managing change within the settings of heritage assets. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment, as set out in Appendix 4.
- 2.3. The subject site is within the Redington/Frognaal Conservation Area, along with a number of other statutorily and locally listed buildings whose settings may be affected by any proposed development of the subject site, or demolition. The following appraisal identifies the key elements of significance of those heritage assets and their settings, and assesses the contribution the subject site as existing makes to those settings.
- 2.4. The Redington/Frognaal Conservation Area ("CA") was first designated in 1985, for its "*consistently distinguished Victorian and Edwardian architecture*" (and the subject site was included within this area). The CA was later extended in 1988 and 1992, and altered in 2001. The CA Statement (2000) states that there are a number of large detached and semi-detached houses which are "*typical of the last years of the 19th and early years of the 20th centuries*" in a "*variety of formal and free architectural styles*". It states that these houses are mostly "*built in red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows*". In addition, the CA is characterised by its mature trees and dense vegetation, and by its "*contours and slopes causing numerous views and visas*

and giving emphasis to many of the buildings". (Greenaway Gardens, for example, is laid on a gradient – the subject site with a northward view sloping downwards [Figure 6].)

- 2.5. The CA is sub-divided into eight areas [Figure 2], and the differences between these sub-areas are outlined in the CA Statement. The subject site is within sub-area 6, which is south of sub-areas 4 [Figure 4] and 5 [Figure 5], and north of sub-area 7. Sub-area 6 comprises three parallel roads (i.e. Bracknell Gardens, Greenaway Gardens and Chesterford Gardens) which each have their own "*distinct character determined by style of architecture, density of development, topography and sense of enclosure/openness*". The subject site is located in Greenaway Gardens, which has "*large, detached, red brick, two/three-storey neo-Georgian houses making up both sides of the street*". Common features include "*prominent chimneys, dormer windows, rounded bay windows and classically influenced detailing*" [Figure 6, Figure 7, Figure 8, Figure 9 & Figure 10].

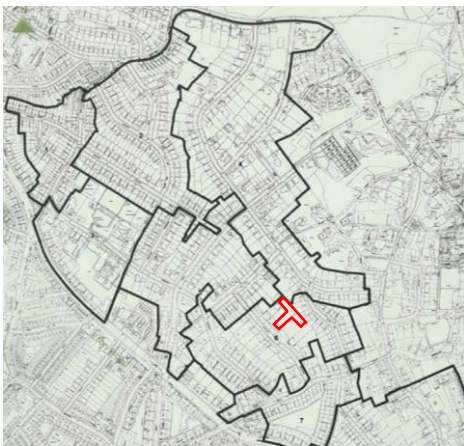


Figure 2 (left): Redington & Frognall Conservation Area ("CA"). Subject site outlined in red.

Figure 3 (right): Sub Area 6, south of Sub Areas 4 and 5, and north of Sub Area 7. Subject site outlined in red.



Figure 4 (left): Looking northward along Chesterford Gardens (nos 2-8 on the left). (Sub-area 4: Redington Road and Templewood Avenue.)

Figure 5 (right): Nos 17-19, 21-23 (Grade II listed) & 25-27 (Grade II listed) Oakhill Avenue. (Sub-area 5: Heath Drive and environs.)



Figure 6: Greenaway Gardens streetscape (looking north). Approximate location of subject site indicated by red arrow.



Figure 7 (left): No.s 3 & 4 Greenaway Gardens. (Sub-area 6: Bracknell, Greenaway and Chesterford Gardens.)



Figure 8 (right): No.s 6a & 7 Greenaway Gardens, located opposite the subject site. (Sub-area 6: Bracknell, Greenaway and Chesterford Gardens.)



Figure 9 (left): No.s 8, 9 & 10 Greenaway Gardens. (Sub-area 6: Bracknell, Greenaway and Chesterford Gardens.)

Figure 10 (right): No.s 11, 12 & 12a Greenaway Gardens. (Sub-area 6: Bracknell, Greenaway and Chesterford Gardens.)

- 2.6. A description of the subject site can be found in Chapter 4 of this report, and its heritage significance outlined in Chapter 5. The house has medium architectural interest in its own right, and it is a typical example of the houses in the street in terms of its style, idiom, detailing, proportions, materials, height, bulk, scale and massing. The Redington Frognal Neighbourhood Plan (Referendum Version, March 2021) recognises no.s 2-17 (odd and even) Greenaway Gardens as being positive contributors to the character and appearance of the CA. In concurrence with the Neighbourhood Plan, it is considered that the house at no. 14 Greenaway Gardens makes a moderate and positive contribution to the character and appearance of the CA, and as a whole, the subject site is considered to make a moderate and neutral to positive contribution.
- 2.7. **Statutorily listed buildings:** There are a number of statutorily listed buildings and locally listed buildings located within the CA, and those within closest proximity to the subject site (i.e. approximately 140 metres to the west, on Oakhill Avenue and in sub-area 5 [Figure 1] are the Grade II listed semi-detached houses at no.s 21-23 and 25-17 Oakhill Avenue [Figure 5]). These buildings were designed by the architect C.H.B. Quennell, who built a number of other houses in the local area. In addition to no.s 21-23 and 25-17 Oakhill Avenue, there are some 28 Quennell houses in the CA which are statutorily listed (in Ferncroft Avenue, Heath Drive, Hollycroft Avenue, Redington Road, Rosecroft Avenue and Templewood Avenue). Given that the front elevation of no. 14 Greenaway Gardens cannot be seen in conjunction with any nearby statutorily and/or locally listed buildings, it is considered that its contribution to their settings is negligible and neutral to positive. (Planning permission has been given for the demolition of the pool house to the rear of the subject site (ref: 2021/0984/P) as it is considered to make a negligible and negative to neutral contribution to the settings of the statutorily and locally listed buildings in the CA.)
- 2.8. **Archaeology**
- 2.8.1. The subject site is not within an Archaeological Priority Area (“APA”) [Figure 11]. The London Borough of Camden Archaeological Priority Areas Appraisal (October 2018) states, however, that areas outside of APAs are not necessarily devoid of archaeological interest.

- 2.8.2. Tier 2 APAs are local areas within which the Greater London Historic Environment Record (“GLHER”) holds specific evidence or likely presence of heritage assets of archaeological interest. The subject site is located approximately 265 metres west of a Tier 2 APA [Figure 11]. The Hampstead APA has the potential to contain Medieval and Post-Medieval settlement remains of archaeological remains; and it also contains historic burial grounds (i.e. by St John’s Church).



Figure 11: Map showing the subject site (outlined in purple). Hampstead APA (Tier 2) outlined and shaded in red.

3.0. HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

- 3.1. Palaeolithic and Mesolithic find-spots have been sourced in Hampstead, and there is some evidence of Roman settlement – but the area was not notably occupied until Early-Medieval times. The name “Hampstead” derives from the Anglo-Saxon *ham* and *stede* (i.e. “homestead”). The Domesday Book records a hamlet of five households, with arable farmland and woodland; and by the early to mid-14th century there were a number of freehold estates in the area, most of which were held by religious houses. Located on high ground, the clean air of Hampstead attracted a number of Londoners from the 14th century onwards. In addition, the chalybeate waters derived from the heath became popular for their purported medicinal qualities (especially at Shepherds Well/The Conduit on Fitzjohns Avenue). The earliest reference to Frognal dates to the early 15th century as a customary tenement, which later became Hall Oak Farm/ Frognal House, at the junction of Frognal and West End Lane.
- 3.2. The inhabitants of Hampstead in the 16th and 17th centuries included labourers, servants and tradesmen on the one hand, and prosperous newcomers from London, on the other. Some of the latter (who included merchants, courtiers, lawyers, writers and artists) initially resided in Hampstead during the summer months only – and later took up residence in the area permanently. By the mid-17th century, wealthy “newcomers” had acquired freehold estates around the Belsize area, and the poorer families moved to the heath. During the 17th century, the number of settlements increased in Hampstead town and the heath, and in the areas northward to Cloth Hill and Littleworth, eastward to Boad’s Corner and New End, and westward to East End and Frognal. A number of prominent parliamentarians lived in Hampstead during the Civil War, occupying the largest houses. The town of Hampstead continued to grow in the early to mid-18th century.

Its cheap lodgings attracted a number of artists and writers, and a number of permanent houses were built for the middle-classes. The latter category included lawyers, merchants, bankers and politicians; and they typically moved to areas such as Upper Terrace, Littleworth, Frognal and North End.

- 3.3. In the 19th century, the appeal of Hampstead's healing water waned, but its reputed pure air and scenery continued to attract visitors and permanent residents alike. Further development was stimulated by improved transport links (such as the construction of Finchley New Road in 1829 and the railway stations from the 1860s). Some ill-constructed tenements were built by speculative builders for visitors/lodgers during the 19th century, but a great number of the houses built in Hampstead the 19th and early 20th century were of good quality. Architects included Richard Norman Shaw, C. F. A. Voysey, Ewan Christian, Reginald Blomfield, Basil Champneys; and builders included Daniel Tidey, Charles Bean King, Batterbury & Huxley, William Willett (father and son), E. J. Cave, and Thomas Clowser. As stated in Victoria County History (1989), *"the general impression" created by these builders "was of homogeneity, dictated by the style current at the time, from the stuccoed, classical, or Italianate houses of the south part of the parish, to the red-brick, spiky, gabled Gothic or comfortable large-windowed 'Queen Anne' of the central and north parts"*. Much of the area which now comprises the Redington and Frognal Conservation Area ("CA") [Figure 2] was owned by the Maryon Wilson family in the 19th century. The CA Statement comments that *"the shape, form and pattern of development of the area" is partly "a consequence of the pattern of land-ownership and the decisions of individual landowners, particularly the Maryon Wilson family"*.
- 3.4. In response to the influx of foreigners and people from the Jewish community from the late 19th century, houses sub-divided into flats/bed-sits or converted into lodging houses; and a number of purpose-built flats were constructed. However, most houses were separate dwellings for the middle-classes. The trend for separate households for smaller families continued into the early 20th century. The Hampstead tube line opened in 1907, encouraging further population growth. From the late 1890s and until the 1910s, the architect Charles Henry Bourne Quennell (1872-1935) and the builder-developer George Washington Hart built around one hundred houses in the local area. Quennell's characteristic style (synthesising neo-Georgian architecture with Arts and Crafts features, and commonly in red and soft orange brickwork) is now a defining feature of the area. Greenaway Gardens, Bracknell Gardens and Chesterford Gardens are characterised by neo-Georgian and Arts and Crafts inspired designs, but many of the houses in these streets were built by the architect C. H. Saunders and builder W. J. King – as well as by Quennell and Hart, and Burr and Tomblin (i.e. architect William A. Burr and builder James Tomblin). In the 1920s, Hampstead started to attract the intelligentsia and artists, both from within Britain and from overseas. Hampstead was relatively unscathed by the Second World War, and therefore the character and appearance of the area escaped the effects of post-war reconstruction. Hampstead had become a Metropolitan Borough in 1900, but in 1965 it was merged with St Pancras and Holborn to form the London Borough of Camden. In the 1970s and 1980s, a number of Victorian houses which had previously been converted into lodging houses/flats were reinstated as single residential dwellings. During the mid- and late-20th century, the area attracted residents who were prominent in the arts and popular entertainment.
- 3.5. Although the Frognal area comprised a number of cottages by the 17th century, the subject site itself remained within open fields by at least the mid-18th century – as shown in the 1746 map [Figure 12]. This map shows that the majority of development was in Hampstead town, south of the heath. The 1864-65 map [Figure 13 & Figure 14], the 1866 map [Figure 15] and the 1895 map [Figure 16] show that during the second half of the 19th century, the subject site was located within the landscaped gardens of Frognal

Park. Part of the subject site was occupied by what appear to be small out-buildings – possibly serving the garden [Figure 15]. Although the 1912 map [Figure 17] indicates that the subject site was at that time much the same as it had been approximately 20 years earlier, the surrounding townscape had clearly changed significantly. Chesterford Gardens (east of the subject site), Bracknell Gardens (west of the subject site), and Oakhill Avenue (north of the subject site) had by that date been constructed, with terraced and semi-detached houses on either side. The 1934-36 map [Figure 18 & Figure 19] shows that by that date Greenaway Gardens had been laid down, and the houses on either side of the road built. This includes no. 14, its footprint approximately the same as it is today. The garden to the rear extended as far back as it does today (i.e. approx. 50 metres), but the existing parts of the rear garden to the north (now occupied by a tennis court) and the south (now occupied by a pool house) had not yet been allocated to the plot.



Figure 12: 1746 map. Approximate subject site location indicated by red circle.



Figure 13: 1864-65 map. Approximate subject site location indicated by red circle.



Figure 14: 1864-65 map (close-up). Approximate subject site location outlined in red.



Figure 15: 1866 map (close-up). Approximate subject site location outlined in red.



Figure 16: 1895 map. Approximate subject site location outlined in red.

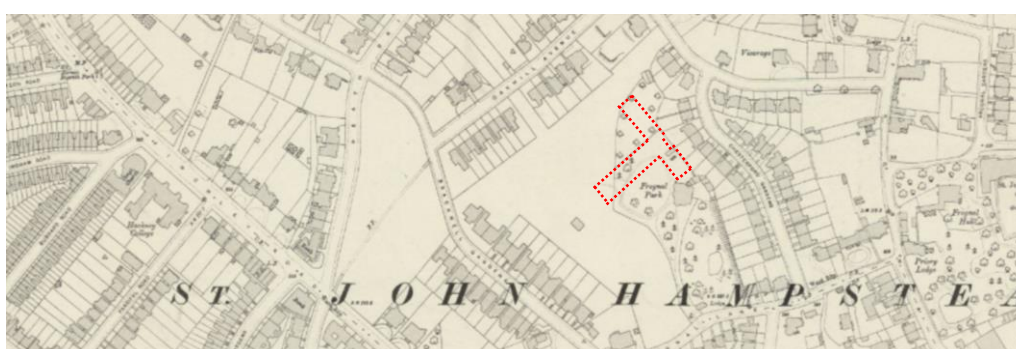


Figure 17: 1912 map. Approximate subject site location outlined in red.

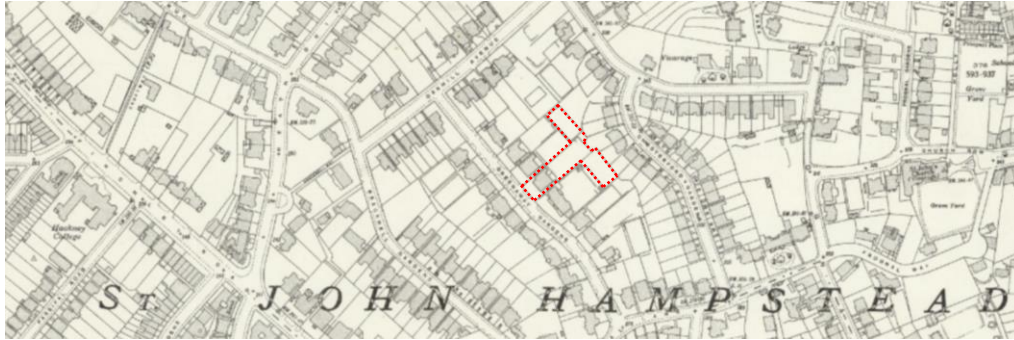


Figure 18: 1934-36 map. Subject site outlined in red.



Figure 19: 1934-36 map (close-up). Subject site outlined in red.

- 3.6. The house at no. 14 Greenaway Gardens was likely built in the 1920s, in a style inspired by that of C. H. B. Quennell. (The nearby houses built by Quennell date from between c. 1898 and 1911, a decade before the house on the subject site was built.) Due in part to the recent coronavirus restrictions (including library/archive closures), little could be found of the history of the house between the 1920s and the 1960s. An advertisement was placed in the Westminster Gazette for a “good house-parlourmaid for modern non-basement house” at 14 Greenaway Gardens, in May 1927. This notice states that the household already had a cook and a housemaid, and that the house-parlourmaid would be provided her own bedroom – which presumably would have been one of the attic rooms. An aerial photograph taken in 1948 [Figure 20] shows the front elevations of no.s 12, 12a, 14 and 15 Greenaway Gardens as being approximately the same as they are today [Figure 10, Figure 29 & Figure 30]. The rear garden to no. 14 can be seen before the plot was extended (and re-landscaped, with a tennis court, swimming pool and pool house added).

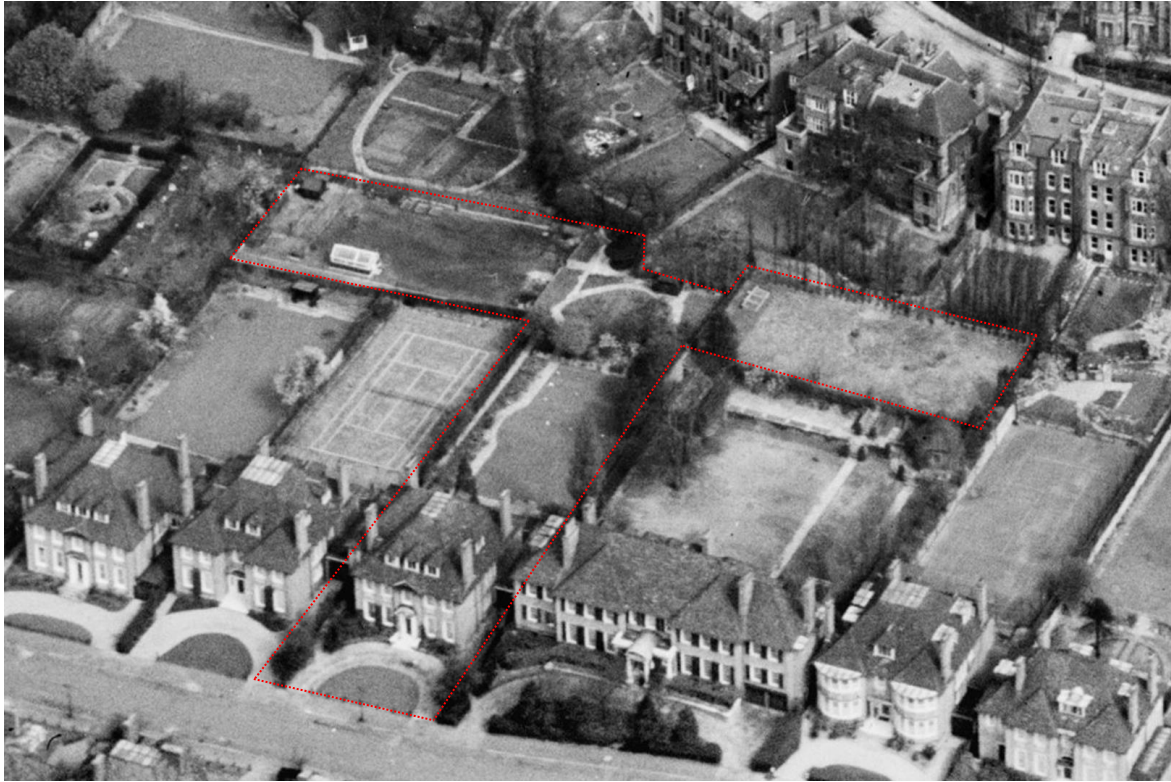


Figure 20: 1948 aerial photograph. Approximate boundary of subject site outlined in red.

- 3.7. Drainage plans in 1951 [Figure 21 & Figure 22] show the rear elevation of the house before its large glazed opening had been added to the ground floor. The most recent occupants of no. 14 Greenaway Gardens purchased the subject site in the 1960s, and during that decade they built a swimming pool at the foot of the garden to the rear of the house. 1965 drainage plans [Figure 23, Figure 24 & Figure 25] indicate that by then the large glazed opening to the rear elevation at ground floor level had been constructed. The configuration of the rooms in 1965 appear to have been approximately as they are today. In the 1970s, some land to the rear of no.s 12 and 12a Greenaway Gardens (north) and no. 15 Greenaway Gardens (south) was purchased and added to the plot of the subject site [Figure 20]. A tennis court was then built in the north part, and a pool house in the south part. The pool house was designed by Levy Benjamin and Partners, comprising a reception room, a seated area within a “snug”, a kitchen, and changing rooms and showers for the swimming pool. (Ted Levy and his firm Levy Benjamin and Partners were South African émigrés who in the 1970s built a number of Modernist houses in Hampstead and the surrounding area.) The interior of the house is likely to have been much altered over the years, as its existing architectural features, fittings and fixtures appear to date to the 1960s and 1970s.

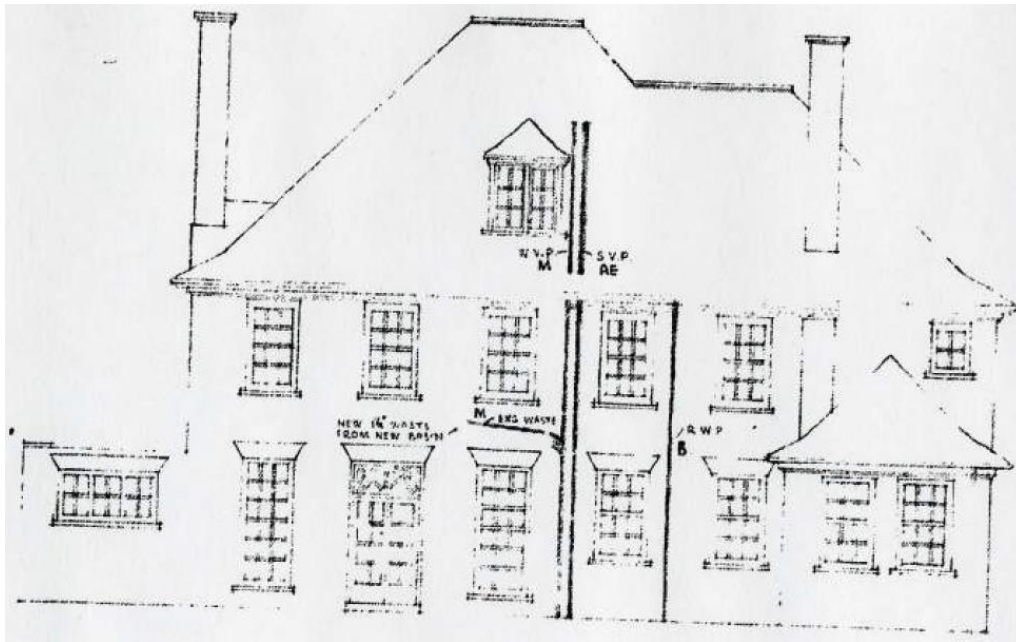


Figure 21: Extract from 1951 drainage plans – rear elevation.

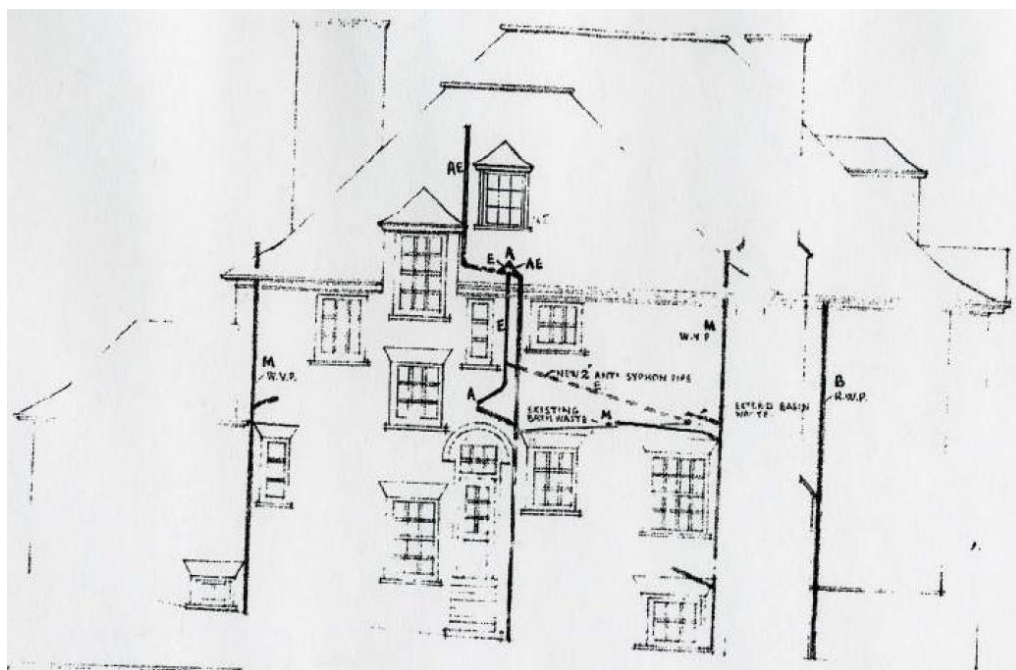


Figure 22: Extract from 1951 drainage plans – side (north-west) elevation.

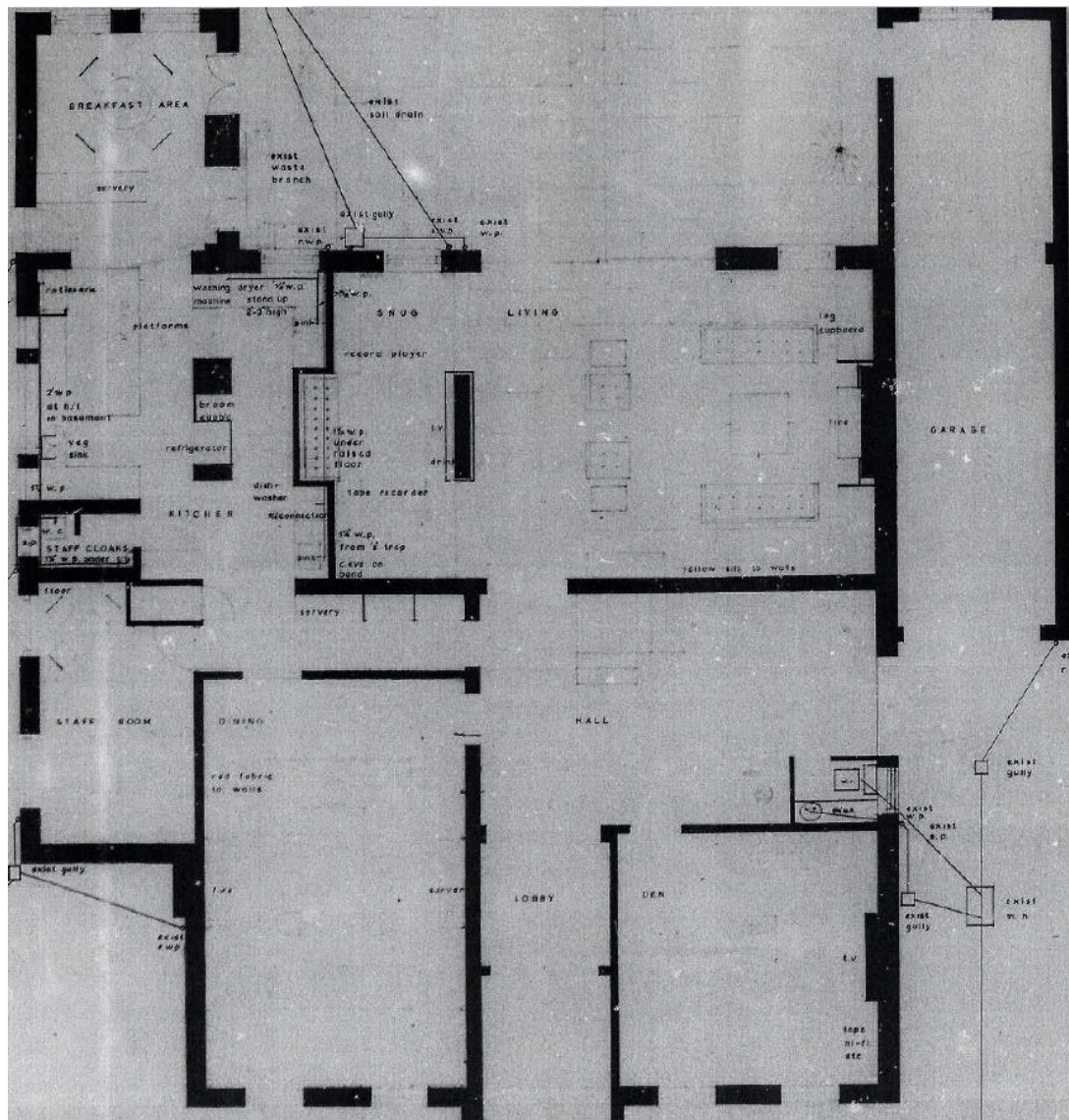


Figure 23: Extract from 1965 drainage plans – ground floor.

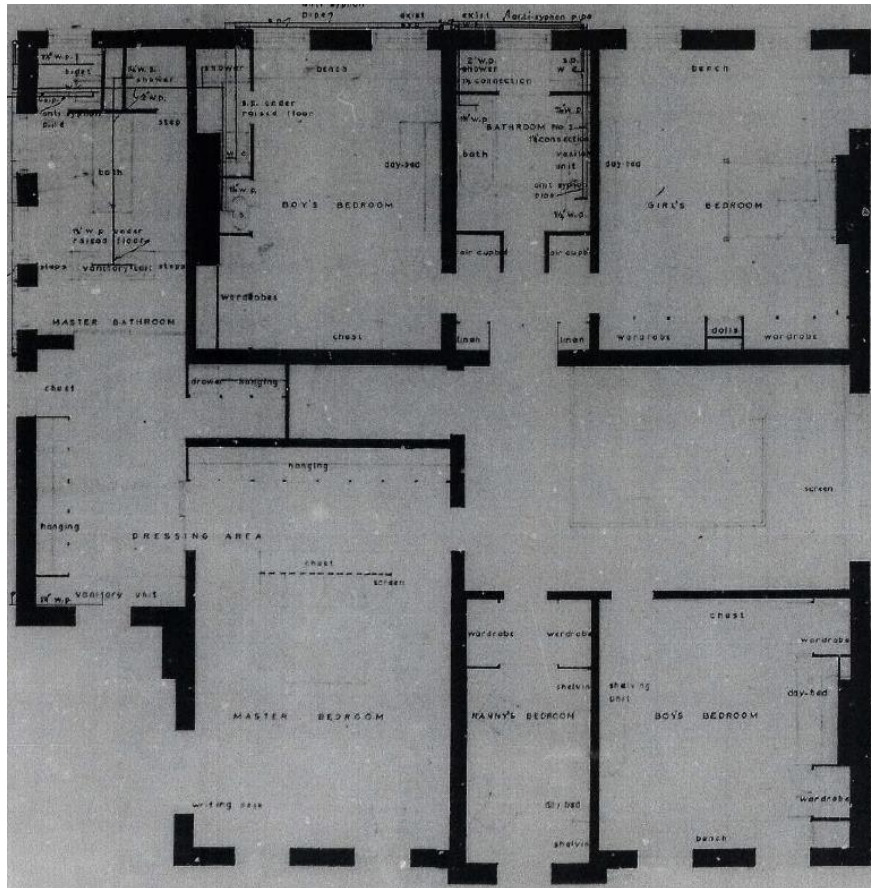


Figure 24: Extract from 1965 drainage plans – first floor.

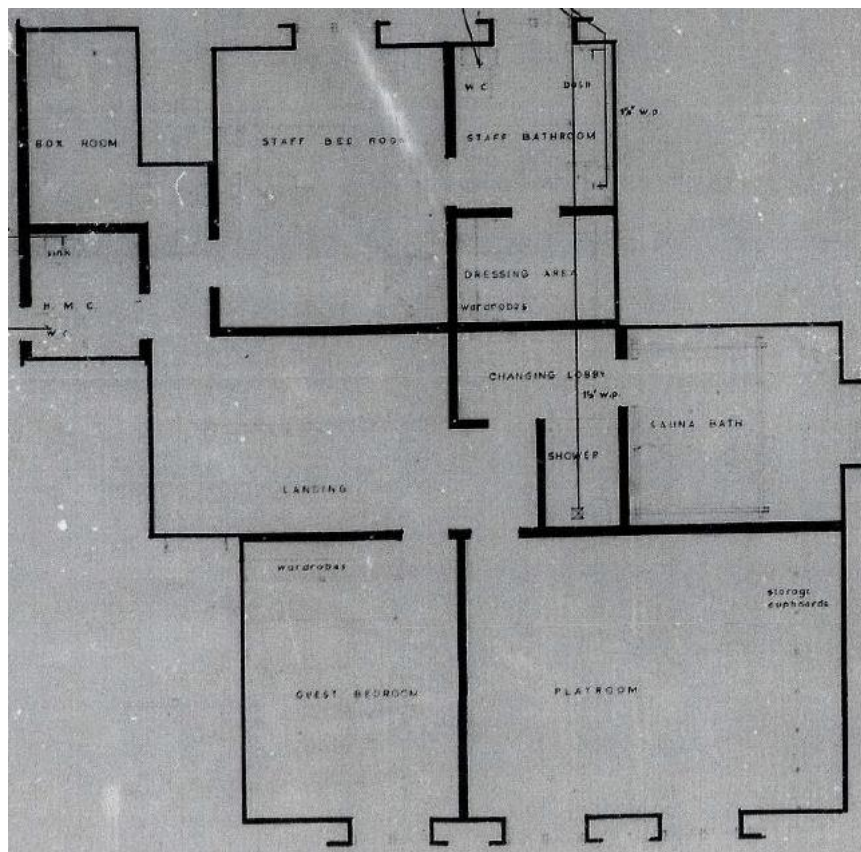


Figure 25: Extract from 1965 drainage plans – second floor.

4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING

- 4.1. No. 14 Greenaway Gardens comprises a two-storey detached house built in the 1920s, a front driveway, a garage, and a “T-shaped” plot to the rear [Figure 26 & Figure 27]. The rear plot includes a main lawn, a tennis court located to the rear of nos 12 and 12a Greenaway Gardens, a swimming pool, and a pool house to the rear of no. 15 Greenaway Gardens. (Planning permission has been given for the demolition of the pool house (ref: 2021/0984/P).)



Figure 26 (left): Aerial view of subject site (Google, 2021). Approximate boundary of subject site outlined in red.

Figure 27 (right): Subject site outlined in red. Main lawn labelled at “A”; tennis court at “B”; swimming pool at “C”; pool house at “D”; & small area to rear of pool house at “E”. (Close-up of Figure 1.)

4.2. Front elevation & driveway:

- 4.2.1. The front elevation of the subject site [Figure 28] complements those of the adjacent houses at nos. 12a and 15 Greenaway Gardens, being neo-Georgian in style with an Arts and Crafts inspired steep clay-tiled roof and tall chimneys [Figure 29 & Figure 30]. The house has a projecting central bay with the front entrance at ground floor level, a six-over-six sash window at first floor level and red-brick quoins at either side, and a pediment above the gutter-line of the pitched roof. The front door has a fanlight over it, and is set within a large porch with columns on either side. The building is in red brickwork, with distinctive red-brick quoins. The bays on either side of the central bay have two nine-over-nine sash windows at ground floor level and two six-over-six sash windows at first floor level. Those at first floor level have red brick aprons. The pitched terracotta-tiled roof has three prominent dormer casement windows. Part of the single-storey rear extension can be glimpsed on the left (north) side of the house; and on the right (south) side is the single-storey garage. The house is set back from the street, with a small semi-circular lawn and a paved stone driveway [Figure 28]. The front boundary treatment of the subject site has a somewhat unsightly make-shift quality, comprising timber posts and a chain.
- 4.2.2. The existing windows to the front elevation have been analysed by Platonoff & Harris Ltd Specialist Joinery Contractors, and they found that the existing timber is rotten and distorted, and parts of the sashes were

broken/damaged (as outlined in their report dated December 2021). It was concluded that the existing windows are beyond repair, and their replacement has been recommended.



Figure 28: Front elevation.



Figure 29 (left): No.s 12a & 14 Greenaway Gardens. Subject site indicated by red arrow.

Figure 30 (right): No.s 14 & 15 Greenaway Gardens. Subject site indicated by red arrow.

- 4.4. **Side elevations & garage:** The side elevations are in red brickwork, with modern timber sash windows and modern plate glass windows [Figure 31, Figure 32 & Figure 33]. The south elevation also includes a large opening adjacent to the garage. The garage has a modern appearance, with a metal up and over door [Figure 33 & Figure 34].



Figure 31 (left): Side (north) elevation, seen from front driveway of no. 12a Greenaway Gardens.



Figure 32 (right): Side (north) elevation, seen from within the subject site.



Figure 33 (left): Side (south) elevation and garage (south of site).

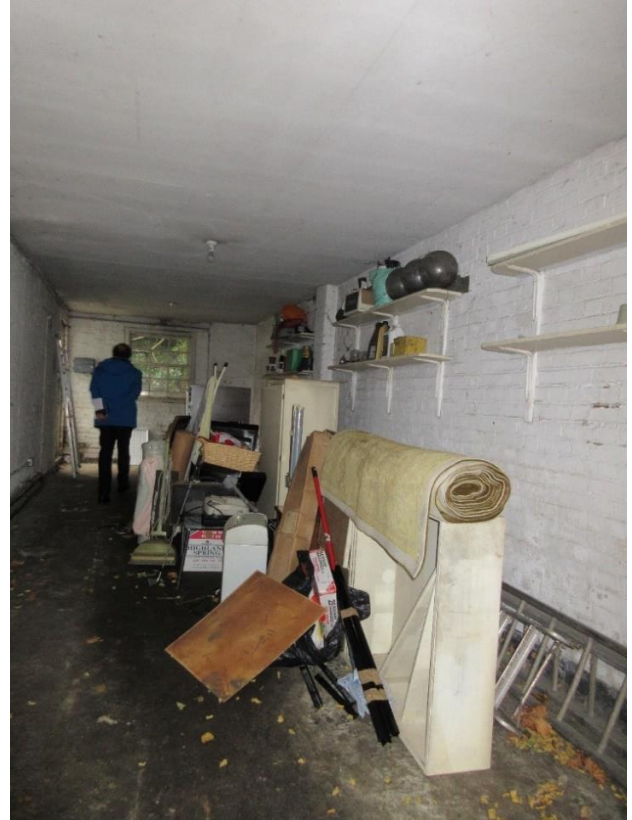


Figure 34 (right): Garage interior.

- 4.3. **Rear elevation** [Figure 35]: The rear elevation is in red brickwork, with a steep pitch clay-tiled roof. It has an irregular appearance, with one tall chimney on the far left (south) side, and another tall chimney to the rear (east), right (north) of the centre. There is a single storey extension to the north part of the rear elevation, in a style which matches the main building (i.e. in red brickwork, with large sash windows and a tall terracotta roof). The large glazed opening to the south part of the rear elevation at ground floor level is set within a rendered “porch”; and there are also three nine-over-nine sash windows at ground floor level – one south of the glazed opening, and two between the glazed opening and the rear extension. There are four six-over-six sash windows and a small single-paned window at first floor level, and two dormer casement windows to the roof.



Figure 35: Rear elevation.

- 4.5. **Interior – ground floor:** The hallway is accessed via the front door and a pair of secondary glazed doors beneath a small vaulted ceiling [Figure 36]. Decorative features in the hallway include the cornicing and the staircase, with its barley sugar twisted balusters and acorn finial [Figure 37 & Figure 38]. The dog-leg staircase with half landing has an open well; and therefore the principal part of the hall includes both ground and first floors. There is an unusually pair of double doors opposite the front door [Figure 37], leading to the rear reception room [Figure 41 & Figure 42]. The other doors lead to the front reception room [Figure 40], the dining room [Figure 39] and the WC; and there is a large opening by the garage [Figure 38]. The architectural fixtures, fittings and features of the ground floor rooms are likely unoriginal. The front [Figure 40] and rear [Figure 41 & Figure 42] reception rooms (and the kitchen, located to the rear of the house) are decorated in styles which were fashionable in the 1970s. There is a large glazed opening to the rear reception room, leading to the garden. Some of the rooms have modern down-lighting.
- 4.6. **Interior – first and second floors:** The first floor and second floor rooms mostly have modern fixtures and fittings [Figure 45, Figure 46 & Figure 48]. The wall to the front of the hallway comprises three large nine-

over-nine sash windows, the central with a rounded design [Figure 38 & Figure 44]. The second floor is accessed via a staircase located on the rear side of the house [Figure 47].

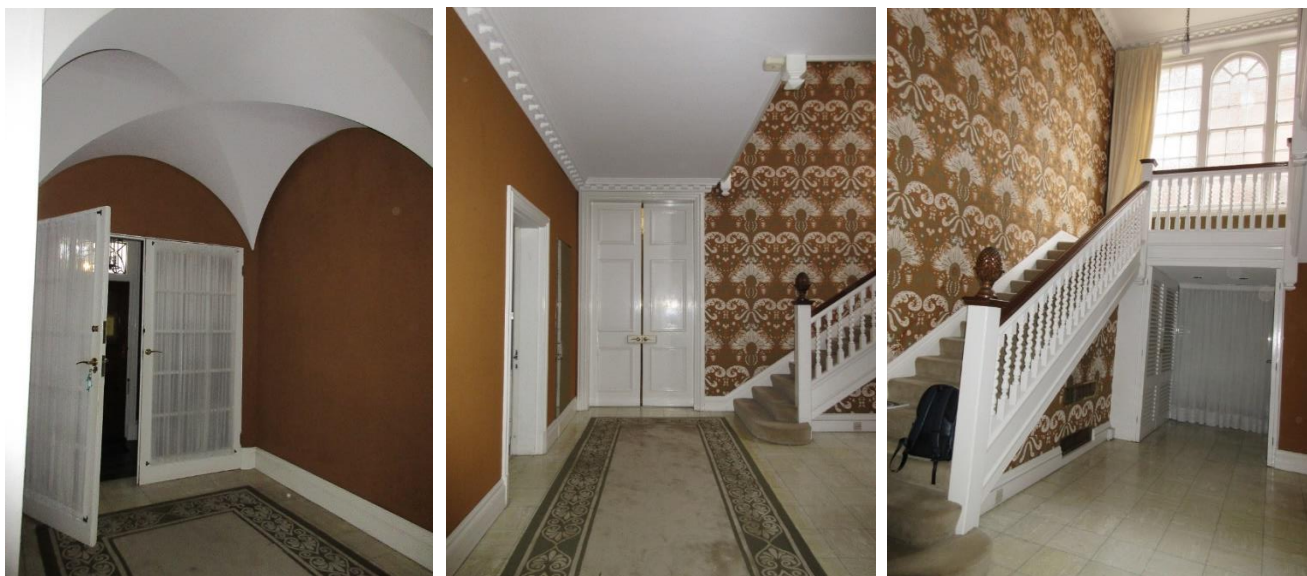


Figure 36 (left): Front door with vaulted ceiling.

Figure 37 (centre): Hallway.

Figure 38 (right): Hallway.



Figure 39 (left): Dining room.

Figure 40 (right): Front room (ground floor).



Figure 41 (left): Rear sitting-room (north part, including the single-storey “extension”).



Figure 42 (right): Rear sitting-room (south part).



Figure 43 (left): Hallway (first floor).



Figure 44 (right): Hallway (first floor).



Figure 45 (left): Bedroom (first floor).



Figure 46 (right): Bedroom (first floor).



Figure 47 (left): Stairs to second floor.

Figure 48 (right): Front second floor room.

- 4.7. **Rear garden:** Immediately to the rear (east) of the house is main lawn [Figure 49]. This lawn takes the form of a shallow mound, its principal part on a higher plain than that of the ground floor [Figure 50]. Further east is a paved terrace with a swimming pool [Figure 52 & Figure 53] and a built-in barbecue. There is a tennis court in the north “wing” to the rear of no.s 12 and 12a Greenaway Gardens [Figure 51], and a pool house in the south “wing” to the rear of no. 15 Greenaway Gardens [Figure 53].



Figure 49 (left): Main lawn, viewed from rear of house.

Figure 50 (right): Main lawn. (“A” in Figure 27.)



Figure 51 (left): Tennis court (north part of plot). (“B” in Figure 27.)

Figure 52 (right): Swimming pool (centre part of plot), with pool house on the right. (“C” in Figure 27.)



Figure 53: Looking southward across the swimming pool towards pool house in the south part of plot.

5.0. THE SIGNIFICANCE OF THE SUBJECT SITE

- 5.1. The aim of a Significance Assessment is, in the terms required by Paragraphs 194-195 of the NPPF, “to describe the significance of any heritage assets affected, including any contribution made by their setting”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to

what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.

5.2. The descriptive appraisal will evaluate the building against listed selection criteria of 'Principles of Selection for Listing Buildings', DCMS, 2018. Historic England's criteria outlined in 'Statements of Heritage Significance: Analysing Significance in Heritage Assets,' which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- **Archaeological Interest** – relating to evidence of past human activity worth of expert investigation;
- **Architectural and Artistic Interest** – relating to the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture;
- **Historic Interest** – relating to past lives and events which are illustrated or associated with the heritage asset in question. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.3. Although not officially considered to be one of the four principal values, **setting** is increasingly viewed as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.4. **Archaeological Interest**

The subject site is not within an Archaeological Priority Area, although it is located approximately 265 metres west of the Hampstead APA (Tier 2). The subject site likely comprised agricultural land until the 19th century when it was a part of the landscaped grounds of Frognaal Park. It is considered that there is some potential for Post-Medieval agricultural soil, and remnants of the former landscaped garden and out-buildings in the Modern era (i.e. mid- to late-19th century).

The Archaeological Interest of the subject site is low.

5.5. Architectural and Artistic Interest

The house was built in the 1920s in a style which matches the architectural idiom and style of the neighbouring buildings in Greenaway Gardens, and the design of these houses appear to have been inspired by buildings in the surrounding area (built by Quennell between c. 1898 and 1911). As such, the subject site has group value with some of the other houses along the street. The architect of the subject site itself is unknown. The architectural interest of the house is principally derived from its front elevation, which is a well-judged balance between neo-Georgian and Arts and Crafts styles with some attractive and appropriately proportioned detailing. The rear elevation derives its architectural interest from its red brickwork (including brick detailing around the windows), its tall pitched clay-tiled roof, and its tall slender chimneys. However, the rear elevation has been unsympathetically altered at ground floor level, with an incongruous looking rendered “porch”. The interior of the house is likely to have been much altered during the second half of the 20th century. Some of the rooms on the ground floor are recognisably 1970s in appearance, adding some artistic interest – albeit to a minimal degree.

The Architectural and Artistic Interest of the subject site is medium.

5.6. Historic Interest

The historic interest of the subject site mainly derives from its group value with the others on the street, and by the fact it was built at approximately the same time as the street. Greenaway Gardens and most of the houses on it were constructed in the 1920s, to complement the existing character and appearance of the local area.

The Historic Interest of the subject site is low.

5.7. Setting

The subject site is located within the Redington and Frognal Conservation Area, and the house is recognised by the local planning authority as being a positive contributor to the Conservation Area. There are no locally listed buildings within close proximity of the subject site, and the nearest statutorily listed buildings are two pairs of semi-detached villas (Grade II listed) in an adjacent street. The height, bulk, scale, idiom, style, architectural detailing, proportions and materials of the house match those of its neighbours – thereby making a neutral to positive contribution.

The Setting value of the subject site is medium.

5.8. Summary of Significance

The subject site has low archaeological and historic interests, and medium architectural/artistic interest. Its setting value is medium. The subject site derives most of its heritage significance from the appearance of its front elevation, which is similar to the neighbouring houses (in its height, bulk, scale, massing, style, idiom, architectural detailing, proportions and materials), and its front elevation contributes positively to the

character and appearance of the Conservation Area. The interior of the house is mostly unoriginal, however, as is the layout and form of the garden. As a whole, the heritage significance of the subject site is considered to be low to medium.

5.9. Contribution to the Redington and Frognal Conservation Area

The following questions contained in the document *Conservation Area Designation, Appraisal and Management* (Historic England Advice Note 1, February 2016) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area. A positive response to one or more of the following may indicate that the site makes a positive contribution provided that its historic form and values have not been eroded.

5.9.1. Is the building the work of a particular architect of regional or local note?

The main house is built in a style similar to C. H. B. Quennell, but the identity of the building's architect is unsubstantiated.

5.9.2. Does it have landmark quality?

No. The house blends in well with the others on the street, and it does not stand out as being notably better in quality, or striking in appearance.

5.9.3. Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Yes. The house is approximately the same age as the street and most of the other houses on the street. Its style, materials and form match those of the neighbouring buildings at nos 12, 12a and 15 Greenaway Gardens. The architectural idiom and style of these houses complement the character and appearance of the Conservation Area, which comprises a number of Victorian and Edwardian buildings in red brickwork with neo-Georgian and Arts and Crafts features.

5.9.4. Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

No. There are no adjacent designated heritage assets.

5.9.5. Does it contribute positively to the setting of adjacent designated heritage assets?

No. There are no adjacent designated heritage assets.

5.9.6. Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?

No.

5.9.7. Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Yes. The house is approximately the same age as the street and most of the other houses on the street. Its style, materials and form match those of the neighbouring buildings at no.s 12, 12a and 15 Greenaway Gardens. The architectural idiom and style of these houses complement the character and appearance of the Conservation Area, which comprises a number of Victorian and Edwardian buildings in red brickwork with neo-Georgian and Arts and Crafts features.

5.9.8. Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

No. Greenaway Gardens and the plots along it do not reflect any pre-existing field boundaries or landscape features.

5.9.9. Does it have historic associations with local people or past events?

No.

5.9.10. Does it reflect the traditional functional character or former uses in the area?

Yes. The house is residential in function, on a residential street.

5.9.11. Summary of Contribution to Conservation Area: The front elevation of the house is considered to make a positive contribution to the character and appearance of the Conservation Area, due to its good quality materials, detailing and design, and its group value with the other houses along the street. The rear elevation, however, is neutral in contribution. Overall, the subject site makes a neutral to positive contribution to the character and appearance of the Redington and Frognal Conservation Area.

5.10. Camden's Local List Selection Criteria

In order for the subject site to be eligible for inclusion on Camden's Local List (i.e. be recognised as a locally listed building), the subject site would need to satisfy a minimum of two criteria, with at least one of them being either of architectural or historical significance.

5.10.1. Criteria 1 – Architectural Significance

This includes assets that:

- a) *demonstrate distinctive artistic craftsmanship, design or landscaping qualities of merit (e.g. form, layout, proportions, materials, decoration); and/or*
- b) *are attributed to a locally known architect, designer, gardener or craftsman and demonstrates quality of design, execution and innovation; and/or*
- c) *exemplify a rare type or function which survives in anything like its original condition and form.*

The main house was built in the 1920s in a design inspired by that of the architect Charles Henry Bourne Quennell (1872-1935) who, together with the builder-developer George Washington Hart, built a large number of houses in the local area. The form, layout, proportions, materials and decoration of the external elevations are well-balanced, and complement the character and appearance of the surrounding townscape. The house is similar in appearance to the adjacent houses at no.s 12, 12a and 15 Greenaway

Gardens. It is considered to make a neutral to positive contribution to the Conservation Area, and that it is of medium architectural significance.

5.10.2. **Criteria 2 – Historical Significance**

This includes assets that:

- a) *demonstrate rare evidence of a particular phase or period of the area's history; and/or*
- b) *are associated with a locally important historic person, family or group; and/or*
- c) *are associated with a notable local historic event or movement.*

Nominations under this criteria should retain physical attributes which are of key importance to their historical significance.

The house was constructed at around the same time as the street and the other houses along it, in the 1920s. It provides evidence of this particular period of the area's history, but that evidence is not "rare". The previous owners are anecdotally known to have socialised with a number of famous people, but the house is not associated with locally important historic person, family or group. It is not associated with any notable local historic event, although it has some group value with many of the other houses along the street, having been built at around the same time and in a style that complements the character and appearance of the local area. The house is, however, considered to be of low historical significance.

5.10.3. **Criteria 3 – Townscape Significance**

This includes assets which play a key part in supporting the distinctive character of the local neighbourhood either as a landmark, for their aesthetic qualities, through promoting collective identity or group value.

The house is similar in appearance to the adjacent houses at nos 12, 12a and 15 Greenaway Gardens, having been built at around the same time as the street itself and many of the houses along it. Its front elevation is considered to be of group value, therefore. The plot to the rear is different in shape, size and layout from the other rear gardens – and therefore the only aspect of the subject site which is considered to have group value is its front elevation (and front garden), which addresses the street. Overall, the house is considered to make a neutral to positive contribution to the Conservation Area, and as such it has medium to high townscape significance.

5.10.4. **Criteria 4 – Social Significance**

This includes assets that:

- a) *are associated with distinctive communal, commemorative, symbolic or spiritual significance; and/or*
- b) *are associated with locally distinctive cultural heritage, such as art, literature, music or film*

...which have support from and are valued by a wider community or society. Nominations under this criteria should retain physical attributes which are of key importance to their social significance.

The house has always been privately owned as a residential dwelling, and it has no known association with any distinctive communal, commemorative, symbolic or spiritual significance. Therefore, it has low social significance.

5.10.5. **The potential of the subject site to be recognised as a locally listed building:** It is concluded that the main house is unlikely to possess sufficient special architectural and historic interest to merit local listing – or, indeed, statutory listing.

6.0. IMPACT ASSESSMENT

- 6.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by SHH Architecture in April 2022 which can be found within the application bundle. The proposals involve the retention of the front and side (south-east) elevations (restoring features which are beyond repair, such as windows), alterations to the side (north-west) and rear elevations, the provision of a single-storey rear elevation, and internal re-modelling. (89.2% of the original external walls visible from the public realm would be retained.)
- 6.2. The proposals may have an impact on:
- The character and appearance of the Redington and Frognal Conservation Area;
 - The settings of other heritage assets – notably the Grade II listed nos 21 & 23, and 25 & 27 Oakhill Avenue.
- 6.3. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on heritage assets, established criteria have been employed. If the proposed scheme will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.4. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
 - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.
- 6.5. Pre-application discussions, and written advice**
- 6.5.1. During the most recent pre-application discussions on Monday 28th March 2022, the conservation officer indicated that the revised proposals had *"definitely moved towards a more comfortable position"*. An E-mail from the local planning authority was later received on 11th April 2022, which provided some written pre-application advice ("Advice"). The previous proposed scheme in March 2022 [Figure 70, Figure 73, Figure 76 & Figure 79] has since been superseded by the current proposed scheme [Figure 71, Figure 74, Figure 77 & Figure 80].
- 6.5.2. **Front boundary treatment:** The Advice emphasised the fact that the Conservation Area is defined by its early 20th century architecture, and that the *"loss of the original design of the... front boundary treatment"* which contributes positively to the character and appearance of the CA *"is harmful"*. Therefore, the current proposed scheme involves the retention of the existing front boundary treatment.

- 6.5.3. **Front elevation:** During the pre-application meeting there was some discussion over whether the original front porch was likely made of stone or timber (before it was replaced in timber in the late 20th century). However, the conservation officer stated that this was not an important point, and that therefore the proposed stone porch would not be unacceptable.
- 6.5.4. **Side (north-west) elevation:** During the pre-application meeting, the conservation officer accepted the proposed removal of the unsightly 1960s window arrangement to the rear of the side elevation [Figure 79]. It was accepted that the extended window at ground floor level would be partly hidden from the street, due to the setting back of the footprint of that elevation. The addition of glazing bars to the window at first floor level was also well received.
- 6.5.5. **Side (south-east) elevation:** At the meeting, the conservation officer welcomed the fact the design of the dormer windows has been altered so that they are pitched, instead of being flat-topped [Figure 76]. The written Advice made the more general statement that the “*loss of the original design of the... side elevations*” would be harmful. Therefore, the current proposals involve the retention of the original central arched section of the window at first floor level, and the six-over-six sashes to the rear window. In addition, the previously proposed new window adjacent to the chimney breast has been removed from the proposed design [Figure 77].
- 6.5.6. **Rear elevation at first floor and roof level:** The proposed traditional idiom sash windows at first and second floor levels (instead of modern idiom casements) were well received during the meeting [Figure 73]. The Advice, however, stated that the proposed one-over-one sash windows would be unacceptable, and that the “*original window detailing*” should be retained. Therefore, the design has been adapted, incorporating six-over-six sashes at first floor level and dormers at roof level with multi-paned casements [Figure 74] – thereby retaining the existing neo-Georgian idiom at first floor level and the Arts and Crafts idiom at roof level. (The existing windows are beyond repair, comprising rotten timber.) Furthermore, the previous proposed “gap” at first floor level has been removed from the proposals, so that the existing appearance of the rear elevation at first floor level has largely been retained, albeit with more evenly spaced windows. Indeed, the eastern half of the rear elevation at first floor level would be retained.
- 6.5.7. **Single-storey rear extension:** In its Advice, the local planning authority expressed some concern about the design of the proposed single-storey rear extension failing “*to preserve or enhance the Neo Georgian Architecture of the existing building*”. Therefore, the current proposed scheme has narrower openings at ground floor level – replacing the previous two tripartite French windows with six separate openings separated by brick columns (reflective of a glazed loggia), and with windows with horizontal glazing bars [Figure 74]. As a result, the visual impact which the rear extension has on the rear gardens and the character and appearance of the CA has been softened. In addition, the height of the central part of the proposed extension has been reduced, in order to address any concerns which the local planning authority may have with regard to scale and design.
- 6.5.8. **Summary:** In response to the verbal and written advice provided by the local planning authority at pre-application, the proposals involve the retention of the existing front boundary treatment of the subject site. The proposals now involve the retention of the side (south-east) elevation, and the original neo-Georgian-style fenestration to both side elevations. The proposed alterations to the side elevations principally affect the unsightly modern fenestration dating from the second half of the 20th century (i.e. by removing and/or replacing it). As a result, the proposed scheme enhances the contribution which the side elevations make

to the neo-Georgian/Arts and Crafts character and appearance of the CA. The previously proposed “gap” to the rear elevation at first floor level has been removed from the proposed scheme. The proposed scheme now largely retains the appearance of the rear elevation at first floor and roof level, notably with the retention of the existing six-over-six sash windows and dormers with multi-paned casements. The visual impact which the proposed rear extension makes on the character and appearance of the CA has been reduced, by lowering the height of the central part, and by narrowing the openings, separating them with brick columns (reflective of a glazed loggia). Therefore, it is considered that the proposed rear extension would be a sensitive and subservient addition to the building, making a minimal and neutral impact on the character and appearance of the CA.

- 6.6. **Remodelling of interior of building:** The proposals involve the retention of the principal parts of the building which are considered to contribute positively to the CA (i.e. the front elevation, the side (south-east) elevation, the original neo-Georgian-style fenestration to both side elevations, the original roof form, and the neo-Georgian character of the rear elevation at first floor level). The interior of the building is not considered to impact upon the character and appearance of the CA, nor the settings of other nearby heritage assets. Therefore, the proposed remodelling of the interior would have **no impact on the character and appearance of the Conservation Area, nor on the settings of other nearby heritage assets.**
- 6.7. **Proposed basement extension:** The proposed scheme involves the provision of a basement extension, including some lightwells to the front and rear elevation. These lightwells would be hidden behind proposed planting (and the planting would enhance the verdant character and appearance of the CA). It is considered that this aspect of the proposal would have a **negligible to minimal and neutral impact on the character and appearance of the Conservation Area, and on the settings of other nearby heritage assets.**
- 6.8. **Height, bulk, scale and massing:** The proposals involve retaining the existing height of the building [Figure 54 & Figure 55], and the existing bulk, scale and massing when viewed from the street. The proposals involve re-instating the building line of the rear elevation at first floor level, and extending the rear building line at ground floor level to the line of the existing paved terrace. The existing rear single-storey north-east “wing” would in effect be replaced by a single-storey full width “wing”, built in a modern idiom (with some traditional features). The impact of the proposed increase in the bulk, scale and massing of the rear part of the building [Figure 60, Figure 61, Figure 64 & Figure 65] would be minimised by the proposals’ well-conceived architectural features, detailing, proportions, and materials (as set out in paragraphs 6.7 to 6.9 below). In addition, the height of the central part of the proposed rear extension has been reduced in response to the local planning authority’s pre-application advice. The increase in the building’s depth would not impact upon the appearance of the building from the street. It is considered that this aspect of the proposal would have a **minimal and neutral impact on the character and appearance of the Conservation Area, and on the settings of other nearby heritage assets.**
- 6.9. **Front Elevation – Architectural detailing, proportions, and use of materials** [Figure 54 & Figure 55]: The appearance of the building from the street would therefore be unaltered, due to the fact the proposals involve the retention of the existing front elevation (as well as the retention of the side (south-east) elevation and the partial retention of the side (north-west) elevation). The brickwork would be repointed (using lime

mortar in place of the existing cement render) and repaired. The existing cornicing and front porch would be repaired (with any necessary replacement being like-for-like, using identical good quality materials). Materials would be re-used – such as the tiles (which would be re-installed matching the pitch and form of the existing roof) and the bricks comprising the walls and the south-west rear chimney (which would be carefully dismantled and rebuilt). As outlined in the report by Plantoff & Harris Ltd (specialist joinery contractors), the existing windows are in such a poor state of repair that they are need of replacement. The proposed replaced timber-framed sash windows would be historically appropriate in design and detail replicating the existing windows, albeit double-glazed. Other new additions to the front elevation would include new double-glazed timber-framed dormer windows (to match the appearance of the existing ones) and new metal rainwater goods. The proposals also involve the replacement of the existing modern timber porch (which has rotted), in stone. It is considered that this aspect of the proposal would have a minimal and neutral impact on the character and appearance of the Conservation Area, and on the settings of other nearby heritage assets – thereby **retaining the neutral to positive contribution which the subject site makes to the character and appearance of the Conservation Area, and to the settings of other nearby heritage settings.**

- 6.10. **Rear Elevation – Architectural detailing, proportions, and use of materials** [Figure 56, Figure 57, Figure 62 & Figure 63]: The existing rear elevation is considered to make an overall neutral contribution to the character and appearance of the CA – its positive aspects being its roof form and its use of red brickwork, and its most negative aspect being its rather eccentric rendered “porch” around the modern ground floor French windows. The proposals involve retaining the existing roof form (re-using the existing tiles), and conserving the distinctive appearance of red brickwork (re-using the existing bricks, and using traditional lime mortar). The only alteration to the rear elevation at roof level would be the fenestration. A discreet rooflight would be added with minimal visual impact. In addition, the existing arrangement of the dormer windows would be altered in a sympathetic way, providing three evenly spaced dormers, in place of the existing two somewhat arbitrarily placed dormers. (The even arrangement of the rear dormers would reflect that of the front dormers.) The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks – the north-east chimney being relocated to the side of the building in order to establish a sense of symmetry. The proposed scheme involves the retention of the eastern half of the existing rear elevation at first floor level. Overall, it would largely retain the appearance of the rear elevation at first floor level, notably with the retention of the existing six-over-six sash windows. The design, detailing and proportions of the proposed fenestration has been well-judged, and is considered to be architecturally literate. The window openings at first floor level and the outer openings at ground floor level would have detailing in brickwork which is differentiated from that of the principal red brickwork, adding architectural interest. The proposed Crittall-framing at ground floor level would ensure legibility between the mostly retained first floor and roof levels, and the new single-storey extension. Architectural interest would be added by the proposed chamfered inner openings at ground floor level, and it is considered that these openings are well proportioned. The proposed rear extension would be subservient to the building in its pared back design, using red brickwork reflecting that of the first floor and the remainder of the building. It is considered that this aspect of the proposal would have a **minimal and neutral impact on the character and appearance of the Conservation Area and the settings of other nearby heritage assets.**

- 6.11. **Side (south-east) Elevation – Architectural detailing, proportions, and use of materials** [Figure 58 & Figure 59]: The proposals would involve the retention of the existing side (south-east) elevation, in order to

conserve the positive contribution which the building makes on the character and appearance of the streetscape, and the neutral to positive contribution which it makes to the CA. The proposed scheme would also involve the provision of a discreet conservation rooflight, and the replacement of the existing dormer window with two dormer windows designed to reflect the appearance of the original window (i.e. multi-paned timber-framed casements, and with pitched tiled roofs). The existing tripartite windows at first floor level would be restored, retaining the existing fenestration design. It is considered that this aspect of the proposal would have a **minimal and neutral impact on the character and appearance of the Conservation Area and the settings of other nearby heritage assets**.

- 6.12. **Side (north-west) Elevation – Architectural detailing, proportions, and use of materials** [Figure 60 & Figure 61]: The proposals involve minimal visual change to the front parts of the side elevations, in order to conserve the positive contribution which the building makes on the character and appearance of the streetscape, and the neutral to positive contribution which it makes to the CA. The existing bricks and tiles would be re-used, and detailing such as quoins would be replicated – thereby conserving the building's character when viewed from the street. The proposals involve the provision of timber-framed double-glazed windows at ground and first floor level as well as some discreet conservation rooflights. The proposed fenestration would largely match or reflect the original windows; and the single-paned windows to the side (north-west) elevation at ground floor level would not be visible from the street, due to the setting back of that part of the elevation. It is considered that this aspect of the proposal would have a **minimal and neutral impact on the character and appearance of the Conservation Area and the settings of other nearby heritage assets**.
- 6.13. **Planting/Landscaping and Boundary Treatment** [Figure 64, Figure 65 & Figure 68]: The proposed rear extension would be within the footprint of the existing paved terrace, and a new paved terrace would be laid out adjacent to the rear elevation. The proposed scheme involves landscaping and planting in the front and rear gardens, in order to conserve and enhance the character and appearance of the CA. The proposals would retain the existing front boundary treatment. It is considered that this aspect of the proposal would have a **minimal and neutral impact on the character and appearance of the Conservation Area and the settings of other nearby heritage assets**.

6.14. Guidance

- 6.14.1. The impact of the proposals on the character and appearance of the Conservation Area, and the settings of nearby heritage assets has been assessed by this Heritage Statement and the Townscape Visual Impact Assessment, in accordance with the following guidance. This guidance also informed the design of the proposed scheme.
- 6.14.2. **Good Practice Advice in Planning Note 3, Historic England (2017)** [Appendix 4] which provides guidance on the assessment of the setting of heritage assets.
- 6.14.3. **National Design Guide, Ministry of Housing, Communities and Local Government (2019)** [Appendix 5]: This sets out ten characteristics, which include the following:

- Characteristic 1: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; and
- Characteristic 2: reinforcing a coherent and distinctive identity (appropriate scale, height, materials, street frontage, façade design and consideration of views) that relates well to the history and context of the site.

6.14.4. ***Building in Context Toolkit, English Heritage and CABE (now the Design Council) (2001)*** [Appendix 6]: This was formulated to encourage a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context. The application of the principles of good design is considered to reduce or remove potential harm and provide enhancement. It is considered that the proposals have taken full account of the Toolkit's eight principles, as follows:

- ***Principle 1: A successful project will start with an assessment of the value of retaining what is there.*** The existing house derives most of its (medium) architectural interest from its 1920s front elevation which is a well-judged balance between neo-Georgian and Arts and Crafts styles with some attractive and appropriately proportioned detailing. In addition, its style and idiom matches those of many of the other buildings along the street, and as such it contributes neutrally to positively to the character and appearance of the Conservation Area ("CA"). The historic interest of the subject site mainly derives from the building's group value with the other houses in the street, and by the fact it was built at approximately the same time as the street. The rear elevation and the interior of the house, however, have been much altered, and in a manner unsympathetic to the historic character of the building. They therefore detract from the building's architectural interest. It is considered that if the front elevation and most of the side elevations were to be retained (demolishing the rear elevation and the interior), the house would continue to complement the existing townscape of Greenaway Gardens. In addition, the original roof form and the neo-Georgian appearance of the rear elevation at first floor level would be retained. The house would continue to contribute neutrally to positively to the character and appearance of the CA, given that the proposed alterations are well considered, retaining the form of the building and re-using original bricks and tiles. The proposed planting and landscaping would enhance the character and appearance of the CA.
- ***Principle 2: A successful project will relate to the geography and history of the place and lie of the land.*** The history of the local area and of the subject site itself has been assessed by Chapter 3 of this report. The proposals have thus been informed by an understanding of the history, character and identity of the subject site, the streetscape, and the surrounding area.
- ***Principle 3: A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.*** The heritage significance of the subject site has been assessed by Chapter 5 of this report, and its heritage context by Chapter 2. The proposals have thus been informed by an understanding of the heritage significance of the subject site; the character and appearance of the Conservation Area and the contribution which the subject site makes to it; and the contribution which the subject site makes to the settings of any other nearby heritage assets.

- **Principles 4 & 6:** *A successful project will sit happily in the pattern of existing development and the routes through and around it. A successful project will respect the scale of neighbouring buildings.* The proposals involve retaining the existing height and front building line of the house, as well as its bulk, scale and massing when viewed from the street. As such, the building would continue to “sit happily” in the pattern of existing development, respecting the scale of neighbouring buildings.
- **Principle 5:** *A successful project will respect important views.* The subject site does not affect any views recognised by the local planning authority as being important. However, as shown in the Townscape Visual Impact Assessment (May 2022), the views of the front elevation of the subject site from the street have been of primary consideration – and the proposals have been designed in order to conserve these views.
- **Principle 7:** *A successful project will use materials and building methods which are as high quality as those used in existing buildings.* The proposals involve the use (and re-use) of traditional materials which match those of the existing building, and which are of as high quality (if not more so) than the existing building. The proposed building methods would be of as a high standard as the existing building, at least.
- **Principle 8:** *A successful project will create new views and juxtapositions which add to the variety and texture of the setting.* The setting of the subject site and that of the nearby houses would be enhanced by the proposed planting and landscaping, thereby contributing positively to the character and appearance of the CA.

- 6.15. The proposals recognise the architectural interest of the front elevation, thereby involving its retention and repair; and the proposed new rear elevation is a high-quality contextual response, designed in a modern/Arts and Crafts idiom which responds to the language of the retained front elevation (and the original neo-Georgian-style fenestration to the side elevations) and the architecture of the surrounding area. In addition, the original roof form and the existing neo-Georgian character of the rear elevation at first floor level would be retained. Overall, it is considered that the proposed scheme would have a **minimal and neutral to positive impact on the character and appearance of the Conservation Area and the settings of other nearby heritage assets**. Therefore, the subject site would continue to make a **minimal and neutral to positive contribution to the character and appearance of the Conservation Area**.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Redington Froggnal Neighbourhood Plan (Referendum Version, March 2021)

7.1.1. Policy SD1 deals with refurbishment of existing building stock:

Redevelopment or extensions to the existing building stock should include consideration all of the following, as appropriate:

- *i. Development should avoid adverse impacts on biodiversity and wildlife habitat, including through loss of garden space.*
- *ii. If there is likely to be a significant adverse impact, this should be offset by gains elsewhere within the site, such as tree and hedge planting.*

- *vi. Front garden boundary walls and hedges, which contribute to the character and appearance of the area, should be preserved or reinstated for new developments and refurbishments of existing building stock. vii. Use of hedges as front, side and rear garden boundaries is encouraged, to enhance amenity, biodiversity and streetscapes.*

The proposed scheme would retain the existing front garden, with added planting. The proposals involve the provision of some hard landscaping adjacent to the proposed rear elevation, but it is considered that the landscaping has been well designed, incorporating additional planting. Policy SD1 would thus be met.

7.1.2. **Policy SD2** deals with the Redington Froggnal Conservation Area:

New developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest, including gaps between buildings, trees, hedges and the open garden suburb character created by well-vegetated front, side and rear gardens.

The proposals would retain most (of not all) the features of the subject site which contribute to the special interest of the Conservation Area ("CA"); and as such they would conserve the character and appearance of the CA. The subject site derives most of its (medium) architectural interest from its 1920s front elevation. The subject site is recognised by the local planning authority as a positive contributor to the CA – and the aspect of the subject site which is considered to make this positive contribution, is its front elevation. Its design displays a well-judged balance between neo-Georgian and Arts and Crafts styles with some attractive and appropriately proportioned detailing, in common with a number of other buildings along Greenaway Gardens. The proposals involve retaining the front elevation, the side (south-east elevation), the original neo-Georgian-style fenestration to both side elevations, the original roof form, and the neo-Georgian character of the rear elevation at first floor level, in order to conserve the building's existing architectural interest, and the neutral to positive contribution which it makes to the CA. In addition, the proposed scheme involves planting and landscaping – all of which are considered to enhance the character and appearance of the CA. Therefore, the proposals would comply with Policy SD2.

7.1.3. **Policy SD4** deals with the Redington Froggnal character:

Development, including redevelopment, should complement the distinctive character of the Redington Froggnal area and the immediate site context. This includes consideration of all of the following, as appropriate:

- *i. The scale, massing and height of development should complement the established characteristics of the area, responding to the prevailing 2-4 storey building height.*
- *iv. The degree of setback from the street, and resulting sense of enclosure of street frontages created by built development, should reinforce the established townscape character.*
- *v. The plot coverage ratio of buildings to open space should respond to the existing character of the area, including provision of extensive garden areas.*
- *vi. Garden space should be provided to reinforce the established pattern of front and rear garden spaces around the site.*
- *vii. The area of soft natural garden space within the site should be maintained or increased.*
- *viii. Landscaping should be an integral part of the design and layout of development and should include trees and other planting using species with a high value to biodiversity, as set out in section 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.*
- *ix. The spacing of houses should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semi-detached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development.*
- *x. Where traditional materials are used in new buildings, they should be authentic traditional materials and reflect the palette of materials in the surrounding area and not comprise synthetic materials, such as uPVC or materials with an imprinted or applied surface to imitate traditional materials. Where modern materials are used, they should be durable, with a high standard of finish.*

- *xi. Development should provide active frontages (with doors and windows) to streets and spaces, including at ground floor level, so as to provide overlooking and surveillance.*
- *xiii. Creative, bespoke design solutions will be welcomed, especially where they complement the architectural and townscape quality, variety and diversity of the area and incorporate superior environmental performance.*

The proposed scheme involves retaining the existing original 1920s front elevation, the side (south-east elevation), the original neo-Georgian-style fenestration to both side elevations, the original roof form, and the neo-Georgian character of the rear elevation at first floor level. The subject site would therefore continue to complement the distinctive character of the Redington/Frognaal CA. When viewed from the street, its scale, massing and height would continue to reflect the established characteristics of the area; its setback from the street would continue to reinforce the established townscape character; its plot coverage ratio to open space would continue to respond to the existing character of the area; its spacing would continue to allow for maintenance and retain the verdant character of the area by allowing views through the built frontages; and its palette of materials would continue to be traditional and with a high standard of finish. The proposed rear elevation would provide a creative, bespoke and architecturally literate design in a modern/Arts and Crafts idiom. Therefore, the proposals would comply with Policy SD4.

7.1.4. Policy SD5 deals with extensions and garden development:

Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate:

- *i. Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building.*
- *ii. The massing, scale and set-back of the extension should ensure that it is subordinate to the main building.*
- *iii. Extension into garden space... should involve no significant reduction in the overall area of natural soft surface...*
- *vii. Hedges (front, side and rear) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained.*

The proposed scheme would reuse the existing materials where possible, and would otherwise use matching traditional materials. The proposed single-storey rear extension would be a subservient and sensitive addition to the building, involving minimal increase in bulk, scale and massing – the visual impact of which would be further minimised by the well-considered architectural features, detailing, proportions and use of materials. The proposals involve a comprehensive landscaping scheme, which would enhance the verdant character of the Conservation Area. Therefore, the proposals would comply with Policy SD5.

7.1.5. Policy SD6 deals with the retention of architectural details in existing buildings:

Front boundary walls and original architectural details, such as chimneys, windows and porches, which contribute positively to the character and appearance of the area, should be retained. Where such features have been removed previously, their reinstatement is encouraged.

The proposed scheme would conserve the existing front boundary treatment and the original architectural details of the house. The brickwork would be repointed (using lime mortar in place of the existing cement render) and repaired. The existing cornicing and front porch would be repaired (with any necessary replacement being like-for-like, using identical good quality materials). Materials would be re-used – such as the tiles (which would be re-installed matching the pitch and form of the existing roof) and the bricks comprising the walls and the south-west rear chimney (which would be carefully dismantled and rebuilt). The existing windows would be repaired as necessary and re-glazed with double glazing. New additions

to the front elevation would include new double-glazed timber-framed dormer windows (to match the appearance of the existing ones), new metal rainwater goods, and a new automatic garage door. Accordingly, the proposals would comply with Policy SD6.

7.1.6. **Policy BG1** deals with gardens and ecology:

Open/unbuilt areas within development sites should be designed to enhance their ecological, wildlife and residential amenity values. This includes consideration of all of the following, as appropriate:

- *i. Retaining, providing and reinstating trees, hedgerows and other planting...*
- *iii. Maximising the area of soft landscaping and using planting with high value to pollinators and insects...*
- *iv. Minimising hard surface areas to those necessary for the functioning of the site, such as footpaths to doors, and ensuring they are permeable to allow drainage of surface water.*
- *v. Retaining hedges and walls and taking opportunities to use hedges as boundary treatments, instead of or in addition to walls and fences.*

The proposed scheme would retain the existing front garden, with some added planting. The proposals involve the provision of some hard landscaping adjacent to the proposed rear elevation, but it is considered that the landscaping has been well designed, incorporating additional planting. As such, the proposals would comply with Policy BG1.

7.1.7. **Policy BG2** deals with trees, planting and preservation:

- *i. Trees should be retained and incorporated in any development. Where felling is required, on grounds of safety or because it is an invasive species, supported by a suitably qualified expert, one or more trees should be planted in replacement, unless it can be demonstrated to the Council's satisfaction that replacement planting is not appropriate.*
- *ii. For redevelopment, landscaping proposals should include tree planting, with species selected on the basis of local character, high biodiversity value and / or high value to insects.*
- *iii. Development should protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area.*
- *iv. Development should seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.*
- *v. Veteran trees must be fully protected during construction...*

The proposed scheme would retain the existing front garden, with added planting. The proposals involve the provision of some hard landscaping adjacent to the proposed rear elevation, but it is considered that the landscaping has been well designed, incorporating additional planting. As such, the proposals would comply with Policy BG2.

7.2. **Camden Planning Guidance: Design (2020)**

7.2.1. This Planning Guidance was prepared by Camden Council to support the Camden Local Plan 2017, thereby forming a Supplementary Planning Document as a “material consideration” in planning decisions.

7.2.2. Para 2.10 sets out eight **Principles of high-quality design**:

- d) **Context and character:** *Development should respond positively and sensitively to the existing context. Development should integrate well with the existing character of a place, building and its surroundings.*
- e) **Accessible:** *Places should be accessible to all and easy to get to and move through. Development should connect well with existing places.*
- f) **Legible:** *New development and places should be legible and enable connectivity and effective movement between sites.*

- g) **Adaptable:** Development should be adaptable to future needs and responsive to use.
- h) **Liveable:** Development should be compatible with the surrounding area and be able to accommodate uses that work together and create viable places that respond to local needs.
- i) **Sustainable:** Development should make efficient use of the site. Development should make use of good quality durable materials.
- j) **High quality and public realm**
- k) **Safe and secure:** Developments should seek to create a sense of place and community.

7.2.3. Para 2.11 focuses on **Understanding and responding to context:**

2.11: Good design should respond appropriately to the existing context by:

- ensuring the scale of the proposal overall integrates well with the surrounding area
- carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area
- 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, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas
- respecting and sensitively responding to the natural and physical features, both on and off the site. Movement of earth to and from and the around the site should be minimised to prevent any negative impact.

The design of the proposed scheme has been informed by a thorough understanding of the history, heritage and character of the subject site and its surroundings. The proposals represent a minimal increase in bulk, scale and massing to the rear (within the private realm), but when viewed from the public realm, the existing height, bulk, scale and massing of the subject site would be conserved. The building would therefore continue to integrate well with the surrounding area, responding to the scale, massing and height of neighbouring buildings and the general pattern of heights in the surrounding area. As existing, the subject site is considered to have medium architectural interest (principally derived from its front elevation), low historic interest and low archaeological interest. The existing medium architectural of the subject site would be conserved by virtue of the retained existing (original 1920s) front elevation, the side (south-east elevation), the original roof form, the original neo-Georgian-style fenestration to both side elevations, and the recycled use of original materials such as red brickwork and tiling). Therefore the proposals would not affect the appearance of the building from the street. The proposed landscaping to the front and rear gardens would provide some enhancement to the CA and settings of other nearby heritage assets. The subject site does not affect any strategic views, local views, local vistas or local landmarks.

7.2.4. Para 2.12 covers **Urban layout and townscape:**

2.12: The design of a building and/or groups of buildings should carefully consider accessibility and permeability between the development site and its surroundings:

- new development should be designed to integrate well with the existing surrounding layout to create well connected places and spaces that complement one another
- development should be designed to connect well with existing routes
- development layout should be designed to be flexible and adaptable for future uses
- the layout of places whether new or existing should be designed to respond positively to or improve where possible the prevailing layout
- development form and layout must also be appropriately designed to respond sensitively to the surrounding area with regard to density, scale and massing

- *The layout of places whether existing or new should be considered in relation to:*
 - *Adjoining buildings*
 - *Streets and spaces*
 - *The topography*
 - *The general pattern of building heights in the surrounding area*
 - *Views*
 - *Vistas and landmarks into and outside of the development site*

The proposals would ensure that when viewed from the street, the subject site would continue to integrate well with its surrounding layout, conserving the existing harmony of the density, scale and massing of the townscape. The purpose of the proposed scheme is to adapt the subject site so that it is more sustainable and energy efficient – thereby facilitating its future use. The front and side (south-east) elevations would be retained. Both proposed side elevations would retain the original neo-Georgian-style fenestration, and the parts of the side (north-west) elevation being re-built would comprise recycled original fabric. Therefore the proposals would make a minimal effect on the appearance of the building from the street. The existing rear building line at first floor level would be retained by the proposed rear elevation, and the rear building line at ground floor level would be extended to the line of the existing paved terrace. The existing rear single-storey north-east “wing” would in effect be replaced by a single-storey full width “wing”, built in a modern idiom. The impact of the proposed increase in the bulk, scale and massing of the rear part of the building would be minimised by the proposals’ well-conceived architectural features, detailing, proportions, and materials. The proposed rear elevation at first floor level would retain the existing neo-Georgian appearance (i.e. re-using original red brickwork and using traditional lime mortar, and with six-over-six sash windows). The proposed rear elevation would also retain the existing roof form (re-using the existing tiles). The only alteration to the rear elevation at roof level would be the fenestration arrangement, which would be appropriately designed and visually well-balanced. The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks – the north-east chimney being relocated to the side of the building in order to establish a sense of symmetry. The proposed Crittall-framing at ground floor level would ensure legibility between the mostly retained first floor and roof levels, and the new single-storey extension. The design, detailing and proportions of the proposed fenestration has been well-judged, and is considered to be architecturally literate.

7.2.5. Para 2.14 focuses on **Materials**:

2.14: Materials should form an integral part of the design process and should:

- *Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area.*
- *Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.*
- *Be durable and fit for purpose – it is important that robust materials that will weather well are used.*
- *Be sustainable and environmentally friendly. We will encourage the use of re-used and recycled materials where possible and appropriate. Further guidance on the sustainable use of materials is contained within CPG Energy efficiency and adaptation.*

The proposed scheme would retain the existing roof form (re-using the existing tiles), and it would conserve the distinctive appearance of red brickwork (re-using the existing bricks, and using traditional lime mortar).

The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks. The proposed single-storey rear extension would comprise red brickwork reflecting that of the original building, with good quality Crittall-framed French windows.

7.2.6. Para 3.9 covers **Effects of conservation area status**:

3.9: The Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area...

The Redington/Frognaal CA is characterised by its large detached and semi-detached houses which were built during the late-19th to early-20th centuries, by its mature trees and dense vegetation, and by the contours and slopes of its streets. The detached, two-storey house on the subject site is typical of those along Greenaway Gardens, comprising red brickwork, with a tall clay-tiled pitched roof, prominent tall chimney stacks, and detailing and proportions inspired by various Revivalist styles (principally neo-Classical, Queen Anne Revival, and Arts and Crafts). The subject site has medium architectural interest by virtue of its front elevation. It is recognised by the local planning authority as being a positive contributor to the CA. In concurrence with the local planning authority's assessment, it is considered that the subject site makes a neutral to positive contribution to the character and appearance of the CA (and its front elevation alone makes a positive contribution). The proposed scheme involves retaining the existing original 1920s front elevation, and the subject site would therefore continue to complement the distinctive character of the Redington/Frognaal CA. The proposed planting would add further enhancement. When viewed from the street, its height, bulk, scale, massing, architectural detailing, proportions and materials would continue to reflect the character and appearance of the CA, making a neutral to positive contribution to it. The proposals would also involve the retention of the existing side (south-east) elevation, and the original neo-Georgian-style fenestration to both side elevations. Therefore the proposals would not affect the appearance of the building from the street. The proposed rear elevation would retain the existing roof form (re-using the existing tiles), and it would conserve the distinctive appearance of red brickwork (by retaining part of the original wall at first floor level, re-using existing bricks in the rebuilt parts, and applying traditional lime mortar). The overall neo-Georgian appearance of the rear elevation at first floor level would be retained. The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks – the north-east chimney being relocated to the side of the building in order to establish a sense of symmetry.

7.2.7. Paras 3.35 & 3.36 cover **Preventing harm to designated heritage assets**:

3.35: ...the Council will not permit the loss of or substantial harm to a designated heritage asset unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or particular circumstances apply.

3.36: The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal outweigh that harm.

The proposals would retain most (of not all) the features of the subject site which contribute to the special interest of the Conservation Area ("CA"); and as such they would conserve the character and appearance of the CA. The subject site derives most of its (medium) architectural interest from its 1920s front elevation. The subject site is recognised by the local planning authority as a positive contributor to the CA – and the aspect of the subject site which is considered to make this positive contribution, is its front elevation. Its design displays a well-judged balance between neo-Georgian and Arts and Crafts styles with some

attractive and appropriately proportioned detailing, in common with a number of other buildings along Greenaway Gardens. The proposals involve retaining the front elevation, the side (south-east elevation), the original neo-Georgian-style fenestration to both side elevations, the original roof form, and the neo-Georgian character of the rear elevation at first floor level – thereby conserving the building's existing architectural interest, and the neutral to positive contribution which it makes to the CA. In addition, the proposed scheme involves planting and landscaping, which are considered to enhance the character and appearance of the CA. Therefore, it is considered that the proposals would not cause any harm to the character and appearance of the CA – but they would have a minimal and neutral impact. Therefore, the subject site would continue to make a minimal and neutral to positive contribution to the character and appearance of the CA.

7.3. Camden Local Plan (2017)

7.3.2. Policy D1 deals with Design. It requires that development:

- *a. respects local context and character;*
- *b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- *c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- *d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- *e. comprises details and materials that are of high quality and complement the local character;*
- *f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- *j. responds to natural features and preserves gardens and other open space;*
- *k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- *m. preserves strategic and local views...*

The proposed scheme has been designed according to a thorough understanding of the local context and character, and is considered to preserve the historic environment, the character and appearance of the CA, and the settings of any other nearby heritage assets. The purpose of the proposals is to adapt the existing 1920s building so that it is more sustainable, durable and energy efficient. The proposed scheme involves the retention of the front elevation, the side (south-east) elevation, the original neo-Georgian-style fenestration to both side elevations, the original roof form and the front garden – thereby ensuring the subject site continues to integrate well with the surrounding streets, contributing positively to the CA. The existing roof form would be retained (re-using the existing tiles), and red brickwork would be used (re-using the existing bricks, and using traditional lime mortar). The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks – the north-east chimney being relocated to the side of the building in order to establish a sense of symmetry. The proposals involve the provision of some hard landscaping adjacent to the proposed rear elevation, but it is considered that the landscaping has been well designed, incorporating additional planting. Furthermore, the proposed scheme involves additional planting to the front garden. The subject site does not affect any strategic or local views. Therefore, the proposals would comply with Policy D1.

7.3.3. Policy D2 deals with Heritage. It essentially echoes Section 16 of the National Planning Policy Framework ("NPPF"), stating:

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets..

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and 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...

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- *e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- *f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- *h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

The subject site is within the Redington/Frogna CA, making a minimal and neutral to positive contribution to its character and appearance by virtue of its front elevation. The house on the subject site was built at approximately the same time as the street and most of the other houses on the street; and its front elevation has group value with some of the neighbouring houses as they share the same red brickwork and neo-Georgian and Arts and Crafts features. The subject site is not within the setting of any statutorily listed buildings, scheduled ancient monuments, registered parks and gardens or locally listed buildings; and it is not in an Archaeological Priority Area.

The proposed scheme only involves the demolition of parts of the building considered to make a neutral contribution to the CA. It involves the retention of the front elevation, the side (south-east) elevation, the original neo-Georgian-style fenestration to both side elevations, and the front garden – thereby ensuring the subject site continues to integrate well with the surrounding streets, contributing neutrally to positively to the CA. The existing roof form would be retained (re-using the existing tiles), and red brickwork would be used (re-using the existing bricks, and using traditional lime mortar). In addition, the neo-Georgian appearance of the rear elevation at first floor level would be retained. The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks – the north-east chimney being relocated to the side of the building in order to establish a sense of symmetry. The design, detailing and proportions of the fenestration has been well-judged, and is considered to be architecturally literate. The proposals involve the provision of some hard landscaping adjacent to the proposed rear elevation, but it is considered that the landscaping has been well designed, incorporating additional planting. Furthermore, the proposed scheme involves additional planting to the front garden – thereby preserving the extent to which the front garden contributes positively to the CA. Therefore, the proposals would comply with Policy D2.

7.4. London Plan (2021)

7.4.1. The London Plan 2021 is intended to run until 2041. Based on the concept of “Good Growth” (i.e. “*growth that is socially and economically inclusive and economically sustainable*”), the London Plan is legally part of each of London’s local planning authorities’ Development Plans – providing a “*framework to address the key planning issues facing London, allowing boroughs to spend time and resources on those issues that have a distinctly local dimension and on measures that will help deliver the growth London needs*”.

7.4.2. **Policy HC1** deals with heritage conservation and growth:

B *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:*

- **1** *setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- **2** *utilising the heritage significance of a site or area in the planning and design process;*
- **3** *integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place;*
- **4** *delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

C *Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

D *Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*

The subject site is within the Redington/Frognaal CA, making a minimal and neutral to positive contribution to its character and appearance by virtue of its front elevation. The house on the subject site was built at approximately the same time as the street and most of the other houses on the street; and its front elevation has group value with some of the neighbouring houses as they share the same red brickwork and neo-Georgian and Arts and Crafts features. The subject site is not within the setting of any statutorily listed buildings, scheduled ancient monuments, registered parks and gardens or locally listed buildings; and it is not in an Archaeological Priority Area. The proposed scheme involves the retention of the front elevation, the side (south-east) elevation, the original neo-Georgian-style fenestration to both side elevations, and the front garden – thereby ensuring the subject site continues to integrate well with the surrounding streets, contributing neutrally to positively to the CA. The existing roof form would be retained (re-using the existing tiles), and red brickwork would be used (re-using the existing bricks, and using traditional lime mortar). The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks – the north-east chimney being relocated to the side of the building in order to establish a sense of symmetry. In addition, the overall neo-Georgian character of the rear elevation at first floor level would be sustained – including retaining the existing wall on the eastern side. The design, detailing and proportions of the fenestration has been well-judged, and is considered to be architecturally literate. The proposals involve the provision of some hard landscaping adjacent to the proposed rear elevation, but it is considered that the landscaping has been well designed, incorporating additional planting. Furthermore,

the proposed scheme involves additional planting to the front garden. Therefore, the proposals would comply with Policy HC1.

7.4.3. **Para 7.1.11** deals with archaeological assets:

Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

The subject site is not within an Archaeological Priority Area. The subject site likely comprised agricultural land until the 19th century when it was a part of the landscaped grounds of Frogna Park. It is considered that there is some potential for Post-Medieval agricultural soil, and remnants of the former landscaped garden and out-buildings in the Modern era (i.e. mid- to late-19th century) – but overall the archaeological interest of the subject site is low. The proposed scheme is highly unlikely to cause any harm to any significant archaeological assets.

7.4.4. **Policy D3** deals with optimising capacity through the design-led approach:

D Development proposals should:

Form and Layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

Quality and character

- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

The purpose of the proposed scheme is to adapt the existing 1920s building to make it more sustainable and energy efficient, increasing the lifespan of the building through appropriate construction methods and the use of attractive, robust materials which weather and mature well. The design of the proposed scheme has been informed by a thorough understanding of the history, heritage and character of the subject site and its surroundings. The house on the subject site was built at approximately the same time as the street and most of the other houses on the street; and its front elevation has group value with some of the neighbouring houses as they share the same red brickwork and neo-Georgian and Arts and Crafts features. The proposed scheme would retain the front elevation of the building, the side (south-east elevation), the original neo-Georgian-style fenestration to both side elevations, and the front garden. The subject site would therefore continue to enhance the local context, responding positively to the locally distinctiveness through its layout, orientation, scale, appearance and shape, with due regard to the street hierarchy, building types, forms and proportions. The proposals represent a minimal increase in bulk, scale and massing to the rear (within the private realm), but when viewed from the public realm, the existing height, bulk, scale and massing of the subject site would be conserved. As existing, the subject site is

considered to have medium architectural interest (principally derived from its front elevation), low historic interest and low archaeological interest. The retention of the existing (original 1920s) front elevation (as well as the existing side (south-east) elevation, the original neo-Georgian-style fenestration to both side elevations, the original roof form, part of the rear elevation at first floor level, and the overall neo-Georgian appearance of the rear elevation at first floor level) would conserve the existing medium architectural of the subject site. Therefore, the proposals would not affect the appearance of the building from the street. The proposed landscaping and planting to the front and rear gardens would provide some enhancement to the CA and settings of other nearby heritage assets. Therefore, the proposals would comply with Policy D3.

7.5. The National Planning Policy Framework (July 2021)

- 7.5.1. The revised National Planning Policy Framework (NPPF) was published in July 2021 and provides a full statement of the Government's planning policies.
- 7.5.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.5.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed Places" and Section 16 "Conserving and Enhancing the Historic Environment".
- 7.5.4. Paragraph 126 states that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 130. *Planning policies and decisions should ensure that developments:*

- *a) 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;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 135. *Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 197. *In determining applications, local planning authorities should take account of:*

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The proposed scheme has been designed according to a thorough understanding of the history and heritage of the local area, as well as its local character and distinctiveness. The subject site is within the Redington/Frognaal CA, which is characterised by its large detached and semi-detached houses which were built during the late-19th to early-20th centuries, by its mature trees and dense vegetation, and by the contours and slopes of its streets. The detached, two-storey house on the subject site is typical of those along Greenaway Gardens, comprising red brickwork, with a tall clay-tiled pitched roof, prominent tall chimney stacks, and detailing and proportions inspired by various Revivalist styles (principally neo-Classical, Queen Anne Revival, and Arts and Crafts). The subject site makes a neutral to positive contribution to the character and appearance of the CA (and its front elevation alone makes a positive contribution). The proposed scheme involves retaining the existing original 1920s front elevation, and the subject site would therefore continue to contribute neutrally to positively to the character and appearance of the CA. When viewed from the street, the height, bulk, scale, massing, architectural detailing, proportions and materials of the subject site would remain the same as they are currently – and the proposals would not affect the appearance from the street. The side (south-east) elevation and the east part of the rear elevation at first floor level would be retained, and the parts of the side and rear elevations being re-built would comprise original recycled brickwork. In addition, the original neo-Georgian-style fenestration to the side elevations would mostly be retained. The proposed rear elevation would retain the existing roof form (re-using the existing tiles), and it would conserve the distinctive appearance of red brickwork (re-using the existing bricks, and using traditional lime mortar). In addition, the neo-Georgian appearance of the rear elevation at first floor level would be retained. The existing south-west and north-east chimneys would be carefully dismantled and rebuilt, using the original bricks – the north-east chimney being relocated to the side of the building in order to establish a sense of symmetry.

- 7.5.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 189 states that heritage assets “*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

Paragraph 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposed including, where appropriate, securing its optimum viable use.

The subject site is located within the Frognaal/Redington Conservation Area. It does not affect the heritage significance nor the settings of any other nearby designated heritage assets. The neutral to positive contribution which the subject site makes to the character and appearance of the CA is derived from its front elevation (which alone is considered to make a positive contribution). The proposed scheme involves the retention of the front elevation, the side (south-east) elevation, the original neo-Georgian-style fenestration to both side elevations, and the front garden. When viewed from the street, the height, bulk, scale, massing, architectural detailing, proportions and materials of the subject site would remain the same as they are currently. The proposed scheme offers some enhancements, notably the additional planting

to the front and rear gardens. The proposed rear elevation is considered to be architecturally literate. It would retain the existing roof form, the existing tiling and red brickwork, and the overall neo-Georgian/Arts and Crafts appearance at first floor and roof level. Furthermore, the east side of the rear elevation at first floor level would be retained. The proposed single-storey rear extension would be a sensitive and subservient addition to the building, comprising red brickwork which reflects that of the original building, and Crittall-framed French windows which would help differentiate it from the first floor. Therefore, it is considered that the proposals would not cause any harm to the character and appearance of the CA. They would make a minimal and neutral to positive impact on the CA, and the subject site would therefore continue to make a minimal and neutral to positive contribution to the character and appearance of the CA.

Paragraph 207. *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

The proposals only involve the loss of parts of the existing building which are not considered to contribute positively to the character and appearance of the CA. The proposed scheme involves retaining the existing original 1920s front elevation (and the original neo-Georgian-style fenestration to the side elevations, retaining and/or re-using recycled red brickwork). The subject site would therefore continue to contribute neutrally to positively to the character and appearance of the CA.

7.6. National Planning Guidance (PPG)

7.6.1. Available from March 2014, the PPG is an online guidance resource which is updated continuously.

7.6.2. Paragraph: 002 Reference ID: 18a-002-20190723 – What is meant by the conservation and enhancement of the historic environment?

- *Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet discovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. ...*

The purpose of the proposed scheme is to adapt the subject site so that it is more sustainable and energy efficient. It retains the elements of the subject site which are considered to contribute positively to the character and appearance of the CA (i.e. the front elevation, the side (south-east) elevation, original neo-Georgian-style fenestration detailing to both side elevations, the neo-Georgian character of the rear elevation at first floor level, the original roof form, and the front garden). The subject site would therefore continue to integrate well with the surrounding streets, contributing neutrally to positively to the CA. the front garden, and the building's height, bulk, scale, massing, architectural detailing, proportions and materials when viewed from the street). Therefore, the subject site would continue to make a neutral to positive contribution to the CA as a result of the proposed scheme.

7.6.3. Paragraph: 007 - Reference ID: 18a-007-20190723 – Why is ‘significance’ important in decision-making?

- *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

Chapter 4 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would have a minimal and neutral to positive impact on the character and appearance of the CA, thereby conserving the neutral to positive contribution which the subject site currently makes to the CA.

7.6.4. Paragraph: 008 Reference ID: 18a-008-20190723 – How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

Chapter 4 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would have a minimal and neutral to positive impact on the character and appearance of the CA, thereby conserving the neutral to positive contribution which the subject site currently makes to the CA.

8.0. CONCLUSION

- 8.1. The proposals recognise the neutral to positive contribution which the subject site makes to the streetscape and the character and appearance of the Conservation Area – by retaining and repairing/restoring the front and side (south-east) elevations, retaining the original roof form, retaining the appearance the side (north-west) elevation (either retaining the original fabric or reusing the original brickwork), and largely retaining the appearance of the rear elevation at first floor and roof levels. The proposed single storey rear extension is a high-quality contextual response, designed in a modern idiom which responds to the language of the original neo-Georgian/Arts and Crafts building, and using red brickwork which would reflect that of the original building. The subject site would therefore continue to integrate well with the surrounding streets, contributing neutrally to positively to the CA. The proposals have been designed so as to cause no harm to any heritage assets, nor to the settings of any heritage assets; and the proposals would not detrimentally affect any historic fabric or plan form of significance. The subject site possesses low archaeological interest, low historic interest and medium architectural/artistic interest (by virtue of its front elevation). Its setting has medium value. The proposed scheme would both preserve and enhance these values – and it would have a minimal and neutral to positive impact on the character and appearance of the Redington and Frognal Conservation Area and on the settings of other nearby heritage assets.
- 8.2. The design of the proposed scheme has been guided by Historic England's Planning Note 3 [Appendix 4], the Ministry of Housing, Communities and Local Government's National Design Guide (2019) [Appendix 5] and English Heritage and CABI (Design Council)'s *Building in Context Toolkit* (2001), [Appendix 6]. The proposals have also been informed by a thorough understanding of the character and appearance of the Redington and Frognal Conservation Area.
- 8.3. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the surrounding heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 194 of the NPPF. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: LIST DESCRIPTIONS

21 AND 23, OAKHILL AVENUE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1322078

Date first listed: 11-Jan-1999

Location

Statutory Address: 21 & 23, Oakhill Avenue

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 25670 85636

Details

CAMDEN

TQ2585NE OAKHILL AVENUE 798-1/25/1239 (South East side) Nos.21 AND 23

GV II

Pair of semi-detached houses. 1909. By CHB Quennell; built by WJ King. Red brick with rusticated brick quoins. Tiled double gabled roofs with upswept outer eaves to main facade; hipped to rear; tall brick chimney-stacks. Symmetrically designed pair. 2 storeys and attics. 2 windows each. Entrances in outer bays with gabled tiled timber framed hoods supported on large shaped brackets; No.21 with additional C20 glazing to form an enclosed porch. 3-light flush framed segmental-arched transom and mullion windows above. All windows with small leaded panes. Central bays have 5-light canted bowed bays of transom and mullion windows through the ground and 1st floor. Gables are tile-hung with brick modillion eaves and each with a 4-light casement window. INTERIORS: not inspected.

25 AND 27, OAKHILL AVENUE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1322079

Date first listed: 11-Jan-1999

Location

Statutory Address: 25 & 27, Oakhill Avenue

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 25655 85624

Details

CAMDEN

TQ2585NE OAKHILL AVENUE 798-1/25/1240 (South East side) Nos.25 AND 27

GV II

Pair of semi-detached houses. 1909. By CHB Quennell; built by WJ King. Red brick with rusticated brick quoins. Tiled double gabled roofs with upswept outer eaves to main facade; hipped to rear. Symmetrically designed pair. 2 storeys and attics. 2 windows each. Entrances in outer bays with large deep round-arched hoods; No.25 on built up supports; No.27 on shaped brackets. Both with round-arched doorways and square-headed doors; No.25 with part-glazed panelled door; No.27, C20 panelled; both with sidelights and overlights. 3-light flush framed segmental-arched transom and mullion windows above. All windows with small leaded panes. Central bays have 5-light canted bowed bays of transom and mullion windows through the ground and 1st floor; 1st floor with tile-hung aprons. Gables with brick modillion eaves and small shallow round-arch in apexes; each with a 4-light segmental-arched casement window. INTERIORS: not inspected.

APPENDIX 2: EXISTING AND PROPOSED DRAWINGS

Proposed plans, elevations and sections (drafted by SHH Architects) can be found in the application bundle. Below are extracts (not necessarily reproduced to scale).



Figure 54: Existing front (south-west) elevation.



Figure 55: Proposed front (south-west) elevation.



Figure 56: Existing rear (north-east) elevation.



Figure 57: Proposed rear (north-east) elevation.



Figure 58: Existing side (south-east) elevation. (Front elevation is on the left.)



Figure 59: Proposed side (south-east) elevation. (Front elevation is on the left.)



Figure 60: Existing side (north-west) elevation. (Front elevation is on the right.)

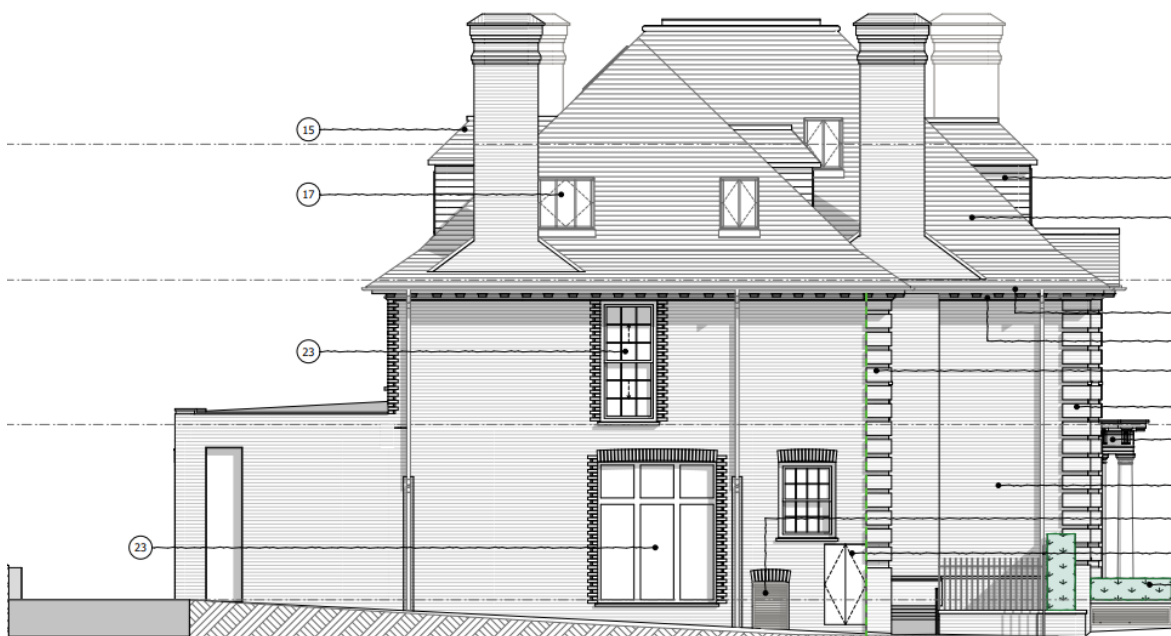


Figure 61: Proposed side (north-west) elevation. (Front elevation is on the right.)



Figure 62: Existing rear (north-east) elevation. (See also Figure 56.)



Figure 63: Proposed rear (north-east) elevation. (See also Figure 57).

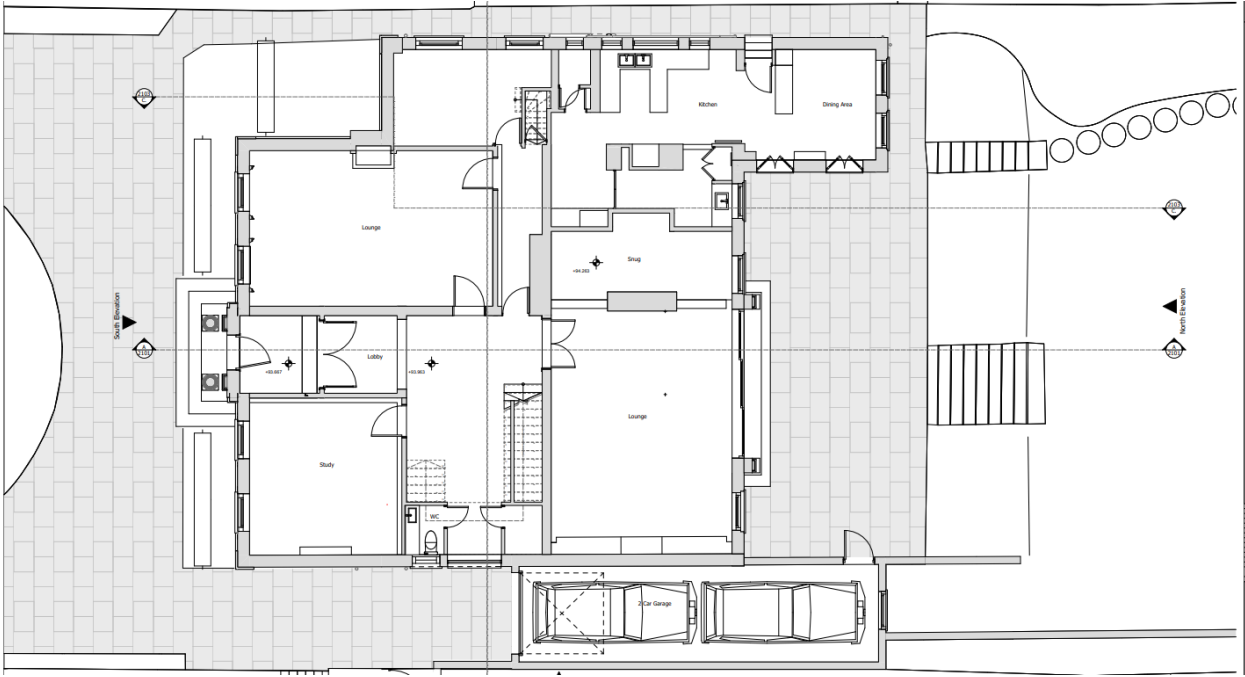


Figure 64: Existing ground floor plan. (Front elevation is on the left.)



Figure 65: Proposed ground floor plan. (Front elevation is on the left.)

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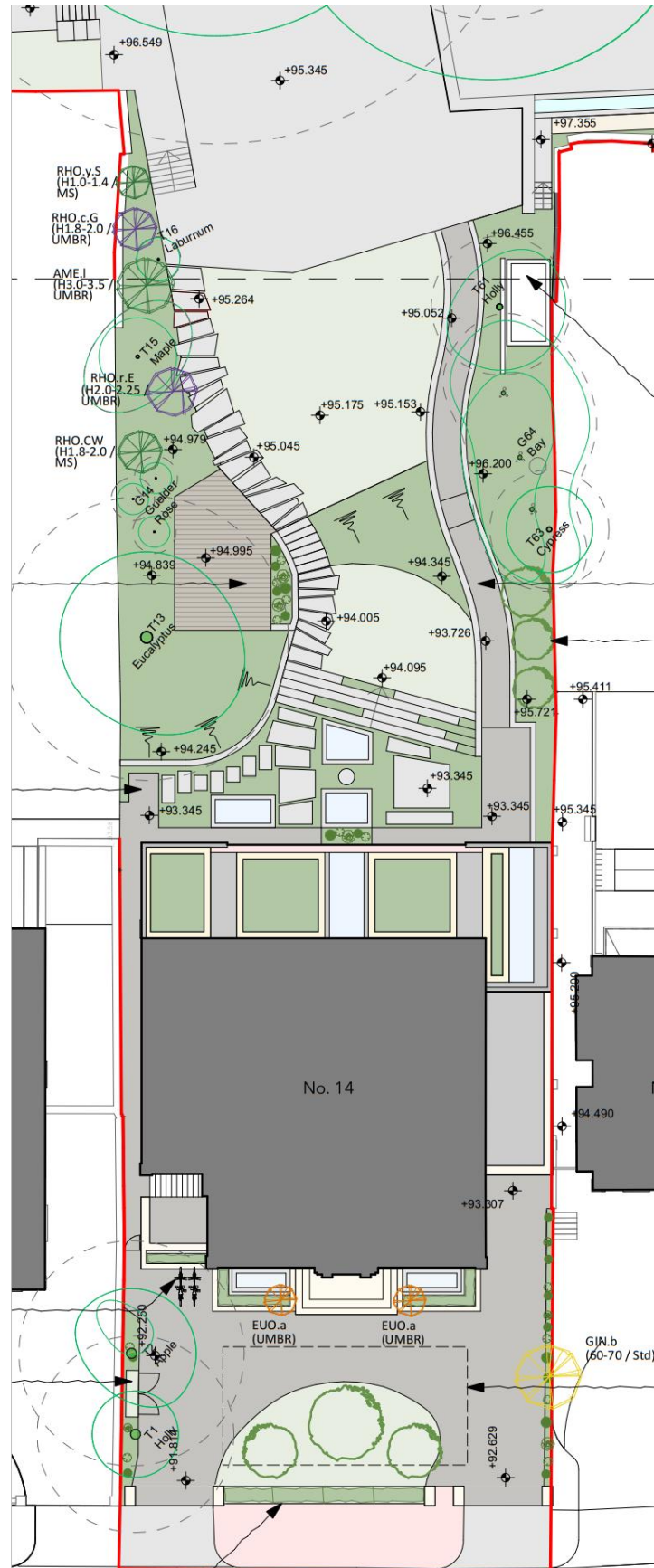


Figure 68: Extract from location plan, showing proposed front garden, and the part of the rear garden adjacent to the rear elevation.

APPENDIX 3: COMPARISONS BETWEEN CURRENT PROPOSED SCHEME AND PREVIOUS PROPOSED SCHEME

Proposed plans, elevations and sections (drafted by SHH Architects) can be found in the application bundle. Below are extracts (not necessarily reproduced to scale).



Figure 69 (left): Proposed front (south-west) elevation – PASTSUPERSEDED SCHEME, December 2021.

Figure 70 (centre): Proposed front (south-west) elevation – PREVIOUS SUPERSEDED PROPOSED SCHEME, March 2022.

Figure 71 (right): Proposed front (south-west) elevation – CURRENT PROPOSED SCHEME, May 2022. See also Figure 55.



Figure 72 (left): Proposed rear (north-east) elevation – PAST SUPERSEDED SCHEME, December 2021.

Figure 73 (right): Proposed rear (north-east) elevation – PREVIOUS SUPERSEDED SCHEME, March 2022.



Figure 74: Proposed rear (north-east) elevation – CURRENT PROPOSED SCHEME, May 2022. See also Figure 57.

Note multi-paned casements at roof level, six-over-six sash windows at first floor level, glazing bars to Crittall-framed windows single-storey extension, omission of the “gap” at first floor level, narrower openings at ground floor level with brick columns, and reduced height of the central part of the extension.

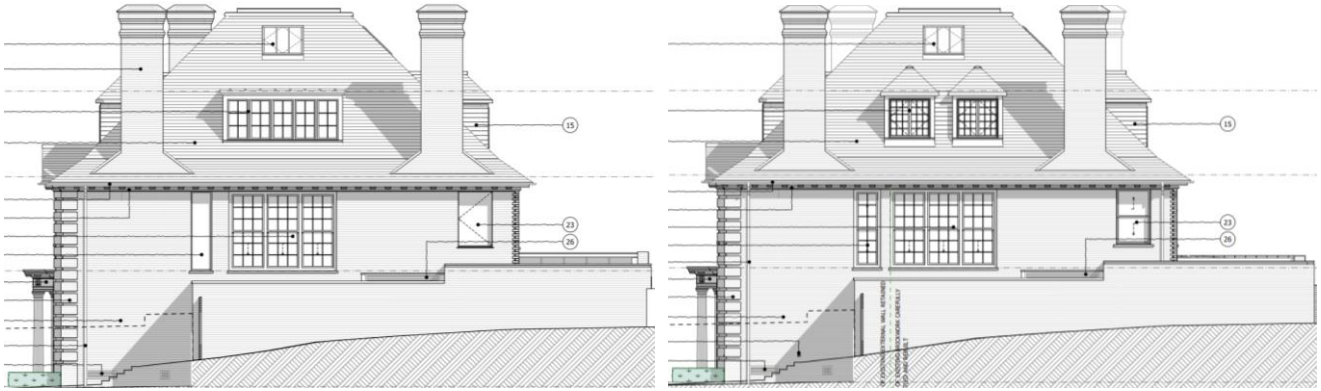


Figure 75 (left): Proposed side (south-east) elevation. **PAST SUPERSEDED SCHEME**, December 2021.

Figure 76 (right): Proposed side (south-east) elevation. (Front elevation is on the left.) **PREVIOUS SUPERSEDED SCHEME**, March 2022.



Figure 77: Proposed side (south-east) elevation. **CURRENT PROPOSED SCHEME**, May 2022. See also Figure 59.

Note separate dormer windows with pitched roofs, glazing bars to front window and sash window to rear window, both at first floor level. Note also omission of window adjacent to front chimney breast, and retention of detailing to central window at first floor window.

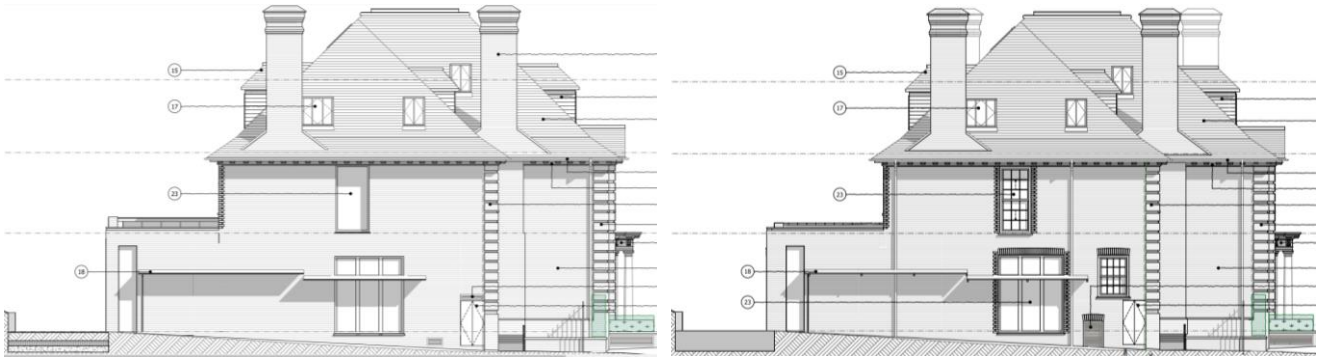


Figure 78 (left): Proposed side (north-west) elevation. **PAST SUPERSEDED SCHEME**, December 2021.

Figure 79 (right): Proposed side (north-west) elevation. (Front elevation is on the right.) **PREVIOUS SUPERSEDED SCHEME**, March 2022.

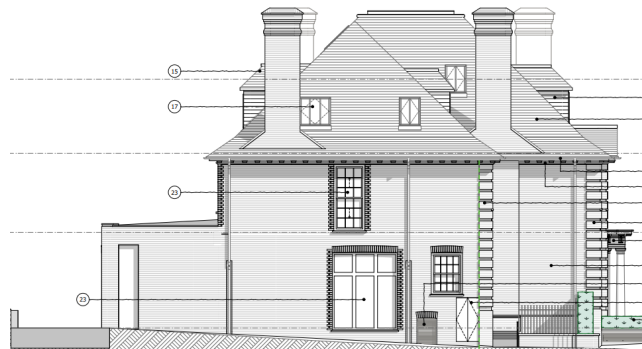


Figure 80: Proposed side (north-west) elevation. **CURRENT PROPOSED SCHEME**, May 2022. See also Figure 61.

Note glazing bars to window at first floor level, retention of existing window at the front at ground floor level (see Figure 60), and setting back of the rear part of the side elevation, thereby hiding the single-glazed windows at ground floor level from street view.

APPENDIX 4: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

APPENDIX 5: THE NATIONAL DESIGN GUIDE, MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

The Ministry of Housing, Communities and Local Government's **National Design Guide** ("NDG") is the national planning practice guidance for "beautiful, enduring and successful places", published in October 2019. Its stated components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. It focuses on what it terms the "ten characteristics": Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan.

Below are extracts which are relevant to heritage/conservation, design, and townscapes.

Context:

para 38: *An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.*

para 40: *Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:*

- *the existing built development, including layout, form, scale, appearance, details, and materials;*
- *local heritage... and local character...*
- *views inwards and outwards;*

para 42: *Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:*

- *the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- *patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale...*
- *the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development...*
- *public spaces, including their characteristic landscape design and details, both hard and soft.*

para 43: *However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.*

para 45: *When determining how a site may be developed, it is important to understand the history of how a place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.*

para 46: *Sensitive re-use or adaptation adds to the richness and variety of a scheme...*

para 47: *Well-designed places and buildings are influenced positively by:*

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details...*

Identity:

para 52: *Well-designed new development is influenced by:*

- *an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;*
- *the characteristics of the existing built form...*
- *the elements of a place or local places that make it distinctive; and*
- *other features of the context that are particular to the area...*

This includes considering:

- *the composition of street scenes, individual buildings and their elements;*
- *the height, scale, massing and relationships between buildings;*
- *views, vistas and landmarks;*
- *roofscapes;*
- *the scale and proportions of buildings;*
- *façade design, such as the degrees of symmetry, variety, the pattern and proportions and windows and doors, and their details;*
- *the scale and proportions of streets and spaces;*
- *hard landscape and street furniture;*
- *soft landscape, landscape setting and backdrop;*
- *colours, textures, shapes and patterns.*

para 55: *Well-designed places contribute to local distinctiveness. This may include:*

- *adopting typical building forms, features, materials and details of an area;*
- *drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;*
- *using local building, landscape or topographical features, materials or planting types;*
- *introducing built form and appearance that adds new character and difference to places;*
- *creating a positive and coherent identity that residents and local communities can identify with.*

para 56: *Materials, construction details and planting are selected with care for their context. ... They contribute to visual appeal and local distinctiveness.*

para 57: *Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of a development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape.*

para 58: *Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction.*

para 59: *Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.*

Built Form:

para 64: Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

para 65: Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.

para 66: Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy.

para 68: Built form defines a pattern of streets and development blocks. ... Street types will depend on:

- their width, relating to use;
- the height of buildings around them, the relationship with street width, and the sense of enclosure that results;
- how built up they are along their length, and the structure of blocks and routes that this creates;
- the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking the active frontages at ground level...
- establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

para 69: Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.

para 70: Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition – how they meet the ground and the sky... These need to be resolved satisfactorily in relation to the context and local character.

Movement:

para 81: A clear layout and hierarchy of streets and other routes helps people to find their way around...

para 82: Wider, more generous spaces are well-suited to busier streets... Narrower streets are more suitable where there is limited vehicle movement and speeds are low.

para 83: Well-designed streets create attractive public spaces with character, through their layout, landscape, including street trees, lighting, street furniture and materials.

para 86: Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene.

Nature:

para 92: Well-designed places provide usable green spaces, taking into account:

- the wider and local context...
- how spaces are connected;
- the balance between public and private open spaces...

Public Spaces:

para 105: Careful planning and design create the right conditions for people to feel safe and secure... These include:

- buildings around the edges of a space;
- active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times;

para 107: A well-designed public space that encourages social interaction is sited so that it is open and accessible to all local communities. It is connected into the movement network, preferable so that people naturally pass through it as they move around.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and “grain” of surrounding streetscape, landscape and spaces
- Formal design (eg. hierarchy, layout)
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, “wildness”
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relative topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (i.e. extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc.
- Lighting effects and “light spill”
- Change to general character (eg. urbanising or industrialising)
- Changes to public access use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/ accessibility/ permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/ permitted development/ etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility

APPENDIX 6: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context** published by English Heritage and CABI (now the Design Council) in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.