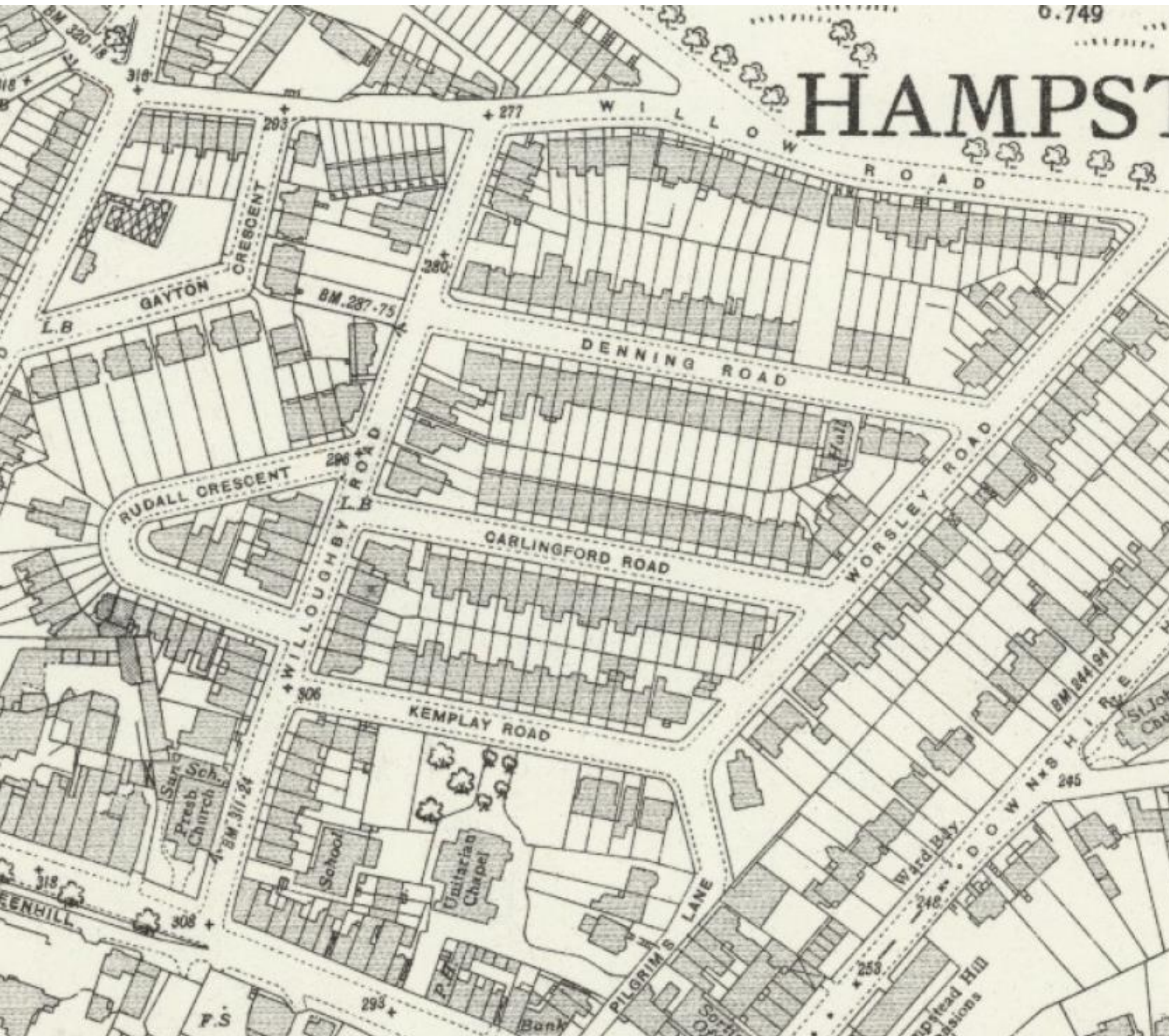




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Heritage Appraisal  
No. 11 Denning Road, London, NW3 1ST  
May 2022





## 1 Introduction

1.1 The following Heritage Appraisal has been prepared to support an application for planning permission at no.11 Denning Road, London NW3 1ST.

1.2 This appraisal will describe the proposed works to the building and consider their effects against the significance of the building and its context. It should be read in conjunction with drawings and supporting information prepared by Formation Architects.

1.3 The application building is situated within the Hampstead Conservation Area. In line with paragraph 194 of the National Planning Policy Framework, the purpose of this appraisal is to define the significance of the building and its contribution to the character and appearance of the conservation area. This assessment utilises the heritage values set out in Historic England's 'Conservation Principles' (2008).

1.4 Desk based research, combined with a visual inspection of the site and wider area have been utilised in order to produce this appraisal. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

1.5 The lead author of this report is Kate Graham (MA (Hons) MA PG Dip Cons AA). Kate has in recent years been Design and Conservation Manager at the London Borough of Islington and Senior Historic Buildings and Areas Adviser at Historic England. She also has an extensive background in research, in policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in building conservation. Kate is also a member of the London Borough of Islington and London Borough of Hackney Design Review Panels.

1.6 Additional input has been provided by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with

proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).



## 2 Site location and description

2.1 The following section provides a brief overview of the location, context and character of the application site. Denning Road forms part of a grid of residential streets situated to the NE of Rosslyn Hill. The roads are lined with late Victorian houses.

2.2 The application building is located on the north side of Denning Road and is a mid-terraced three storey house set over a semi-basement. The house dates from the 1870s/80s and is constructed of yellow stock brick with Gault brick dressings. The house has a pitched roof with a modern dormer centrally placed on the front roof slope. To the rear the house is constructed of yellow stock brick with a half width projecting rear addition at lower ground to 2<sup>nd</sup> floor level. The rear roof slope currently has a rooflight set adjacent to the party wall with no.13. A more detailed assessment of the significance of the application building can be found at section 5 of this Appraisal.

2.3 Denning Road is characterised by its small groups of stylistically similar buildings which are connected to form long terraces along much of the northern and southern sides of the street. There are a few exceptions to this form and typology in the vicinity of the application site, notably the two pairs of semi-detached properties at nos.1-3 and 5-7. Most of the houses are of three storeys over a semi-basement, with a smattering of lower buildings at the eastern end of the road. The buildings generally have a square or canted bay over the lower floors with at least one storey of flat elevation about that, topped with a pitched roof. Within this overall coherent height, scale, form and profile there is significant variety in terms of materials, detailed design and architectural embellishment. Many of the houses on the southern side of the road have an unusual combination of plum brickwork with red brick dressings, at the far eastern end of the road the front facades are fully of grey Gault brick, with a mixture of red brick, yellow stock brick and painted render dressings on the northern side.

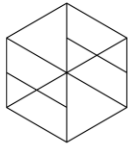
2.4 The straight alignment of Denning Road, lined with continuous terraces of buildings of a similar grain and scale creates a relatively formal character to the road. However, this is softened by the inherent architectural diversity of the buildings and the absence of a regular front boundary treatment or pattern of lightwells. Notably the front roofscapes to the buildings have been significantly altered with front dormers of varying size, form, materials and design to almost every building on the north side of the road and roughly half of those on the south. A similar degree of change is evident to the rear roof slopes where all of the houses on the north side of the road, except for no.11, have had dormers or full width box mansards added and over half of those on the south side have been similarly modified.

### Heritage designations

#### The Hampstead Conservation Area

2.5 The application site is located within the Hampstead Conservation Area which was first designated in 1968. The designation is large and includes the historic core of Hampstead village, swathes of surrounding residential development from the 18<sup>th</sup> and 19<sup>th</sup> centuries and more isolated pockets of housing situated on Hampstead Heath itself, such as North End and Vale of Health. The document summarises the character of the conservation area as follows:

*Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frognal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.....The Urban Grain map highlights the diversity of the urban form of Hampstead, from the dense cluster of streets and alleys around the High Street to*



*the grid of the Willoughby Road area to the expansive open spaces of Oakhill. All of these are set against the backdrop of Hampstead Heath and the outlying areas of the Conservation Area (page 3).*

*Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole (page 12).*



Figure 1: Sub area 3 of the Hampstead Conservation Area.

2.6 The Hampstead Conservation Area Appraisal and Management Plan was adopted in 2002. This includes an analysis of the history and development of the conservation area as well as the features which contribute towards its special character. Due to the size and variety of the conservation area it is divided into a number of character based sub-areas. The application site forms part of Sub Area 3: Willoughby Road/Downshire Hill which is then broken down

into five character zones. Denning Road is located in the 'Willoughby Road' character zone. This is described as follows:

*These streets form one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole (page 27).*

2.7 In relation to Denning Road specifically, the HCAAMP notes that:

*There are terraces on both sides with considerable variety in the detail. Predominantly they are three storey, some with a semi-basement. Nos.1-7 have distinct porticoes and ground floor bays, Nos.12-36 are brick with red brick dressings and sash windows with multi-panes with white painted wood details framing the recessed front door. The roof lines vary in design, although most are pitched.*

### Other heritage assets

2.8 There are no statutorily or locally listed buildings in the vicinity of the application site or which form part of its setting.

### Planning history

2.9 In 1973, planning permission (CTP/E7/13/27/14976) was granted on 19 February 1973 for 'The conversion of No. 11 Denning Road, NW3, into two self-contained flats and the provision of a second floor rear extension.'





### 3 Historic development and significance

3.1 This section provides a general overview of the historical background to the application site, in so far as it is relevant to an understanding of the building, its site and historic context. It is not the purpose of this Appraisal to create a detailed historical narrative of the area, but to provide historical information regarding the building which is sufficient to *“...identify and assess the particular significance of any heritage asset that may be affected by a proposal”* (paragraph 195 of the NPPF 2021).

3.2 Until the beginning of the 17<sup>th</sup> century Hampstead was a rural village situated on the rising ground to the north of London. Gradually the area began to attract members of the gentry and merchant class who built villas and large houses on the sloping ground to the east and west of Hampstead village, allowing them to take advantage of the clean air and views, whilst still within easy reach of London.



Figure 2: OS map 1866-1870 showing the grounds of Carlile House.

3.3 The area briefly flourished as a spa during the late 17<sup>th</sup> and early 18<sup>th</sup> centuries with a pump room and assembly room constructed near the source of the chalybeate springs in Well Walk. This stimulated fashionable development within Hampstead, however the spa declined relatively quickly due to the impact of day trippers on its exclusivity.

3.4 As late as the 1866 Ordnance Survey map (figure 2) the village remained relatively compact and densely developed, with buildings lining Hampstead High Street and Rosslyn Hill running south east towards Belsize Park. To the east, Downshire Hill and Keats Grove had been laid out with elegant housing in the early 19<sup>th</sup> century. Elsewhere however the land remained open, dominated by the landscaped gardens of Carlile House which stood to the north of Rosslyn Hill, and areas of allotments running up to Willow Road. A small row of cottages on Willow Road (surviving as the Grade II listed Willow Cottages) were the only other buildings in place at this time.

3.5 Carlile House was sold in 1875 and its grounds were laid out and developed for housing, including Denning Road (figure 3).



Figure 3: OS map 1912-1915.

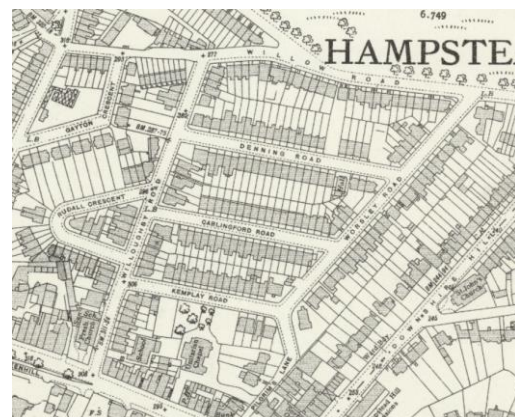


Figure 4: OS map 1934-1936.



3.6 The 1915 (figure 3) and 1934-36 (figure 4) Ordnance Survey maps show little change in the area. The site at no.11 Denning Road appears to have been originally constructed with an 'L' shaped plan, in common with other buildings on the northern side of Denning Road which also had rear projecting outriggers.

### Significance

3.7 The National Planning Policy Framework Annex 2 defines significance as *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

3.8 A heritage asset is defined as *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."* In this case the designated heritage asset is the Hampstead Conservation Area.

3.9 Historic England's document *'Conservation Principles – Policies and Guidance for the sustainable management of the historic environment'* (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

*"In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- who values the place, and why they do so*
- how those values relate to its fabric*
- their relative importance*
- whether associated objects contribute to them*
- the contribution made by the setting and context of the place*

- how the place compares with others sharing similar values."*

3.10 In assessing the significance of no.11 Denning Road it is therefore necessary to examine its origins, form, architectural design, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, its completeness, the extent of any alterations and their impact, the contribution of the building to the character of the area and the degree to which the building illustrates aspects of local or national history. In line with the National Planning Policy Framework this assessment is *"...proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"* (para 194) and to enable the local planning authority to *"...identify and assess the particular significance of any heritage asset that may be affected by a proposal"* (para 195).

3.11 No.11 Denning Road is a three storey mid-terraced house, set above a semi-basement, with a shallow canted bay at lower ground and ground floor levels. The front façade is constructed of yellow stock brick with gault brick dressings to the windows. These have arched heads at 1<sup>st</sup> and 2<sup>nd</sup> floor levels with one over one timber sashes and cast iron guarding to the cills. The windows within the bay are also arched. The main entrance door sits within an open recessed porch, with the opening flanked by brickwork pilasters with foliage capitals. The entrance porch and adjacent canted bay have all had their original brickwork finish painted – the original appearance can still be seen at no.9 Denning Road, with contrasting Gault brickwork.

3.12 The main entrance is reached by a relatively steep flight of steps from pavement level, with an adjacent lightwell to the front of the lower ground floor bay. This has modern metal railings sitting atop a dwarf brickwork wall where the lightwell bounds the pavement. The façade is terminated by a brickwork egg and dart cornice to the eaves. The house is topped with a pitched



slate clad roof. This has received a centrally placed slate clad dormer in the past, with a pitched roof and a pair of PVCu casement windows.

3.13 The building has group value with the flanking properties at nos.9 and 13, which together form a small stylistically similar composition. To the wider group, the age, form, grain, building line, eaves height and loose pattern of projecting bays provide consistency and coherence to the streetscene. However, within this there is wide variety regarding the use of materials, detailing and degree of change which has been sustained, particularly at roof level.

3.14 A further feature which is shared by the vast majority of houses along Denning Road is the degree to which their front and public facing roof slopes have been altered. Indeed, this is a feature of many other roads in this sub area of the Hampstead Conservation Area, including Carlingford Road and Kemplay Road to the south.

3.15 To the rear of the building is a generous garden with areas of lawn, soft landscaping and trees. The rear façade of the building is plainer than the front, constructed of yellow stock brick. The fenestration generally consists of painted timber sash windows in various configurations. A half width rear addition provides accommodation at lower ground to 2<sup>nd</sup> floor level and has a flat roof. The rear roof slope currently has a rooflight situated adjacent to the party wall with no.13 Denning Road.

3.16 The rear of the terrace along the north side of Denning Road is highly varied in terms of the form, profile, massing and detailed design of projections from the main rear façade and there is no uniformity or rhythmic pattern of development along the terrace. Many properties have full width rear additions at lower ground, including nos. 5, 7 & 17-27 (odd) with full width rear additions also evident at ground floor level (nos.17, 19 & 21) and even over the upper floors, such as at nos. 23 & 25.

## Values and significance

3.17 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

3.18 **Evidential Value:** This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value.

3.19 In this case the building forms part of a group of speculatively built late 19<sup>th</sup> century houses and is of very modest age value in its own right. Whilst the building does reflect lower middle class life during this period, beyond that it provides little unique evidential value and there is little to distinguish this building from many other similar buildings of the same age and character within the area.

3.20 **Historical value:** Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

3.21 The house dates from the later 19<sup>th</sup> century and consequently has some minor historical value. It forms part of the historic local scene in this part of Hampstead and has been a feature of the townscape for around 140 years. The building has some historical value in terms of illustrating the evolution of the area from a compact village in the 18<sup>th</sup> and early 19<sup>th</sup> centuries to part of suburban north London by the end of the century.

3.22 The building retains a sense of its original setting along Denning Road and within the wider conservation area. It has modest architectural quality, consistent with the period and this contributes its legibility as a house built for the middle classes. The house has no



significant association with any local or national figures of note.

3.23 **Aesthetic value:** Aesthetic value is defined as “...the ways in which people draw sensory and intellectual stimulation from a place.”

3.24 As described above the building is a solid but otherwise unremarkable late 19<sup>th</sup> century terraced property. It is constructed of typical materials of the period and reflects the use of forms, architectural motifs and detailing that were prevalent on domestic buildings at the time.

3.25 The building has townscape value in terms of its contribution to the small group of stylistically similar buildings at nos.9-13 and to the wider streetscene along Denning Road, where it shares similarities of form and scale with the other terraced houses. The modifications to the roofscape at both the front and rear of the properties along Denning Road have altered their original appearance but now form part of the evolved character of the streetscene.

3.26 The rear of the building is very plain and was originally intended to be secondary within the overall architectural composition, lacking architectural embellishment and detailing. Furthermore, the wide variety of rear additions at all floor levels along the terrace has undermined any original or historic uniformity and the character is now hugely varied and diverse.

3.27 **Communal value:** This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as “.....places that people perceive as a source of identity, distinctiveness, social interaction and coherence.”

3.28 The building has communal value in so far as it has been part of the local scene for around 140 years and has thus featured in the day to day lives of those who live, work and pass through the area. Although the house is privately

owned, its location means that it contributes to the wider quality and interest of 'place' at a local level in a very minor way. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

### Conclusion

3.29 In this case the significance of the building relates to its historic, architectural and communal value and its contribution to an understanding of the development of this part of Hampstead during the later decades of the 19<sup>th</sup> century. It reflects to a small degree the expansion of Hampstead village from a separate, compact settlement to part of suburban north London. The building has a very modest degree of architectural value to its front facade reflecting the prevailing style, materials and detailing of the period. However, as a standard speculatively built terrace it lacks any particular architectural distinction or individuality.





## 4 Assessment of the proposals

4.1 The following section will describe the proposals and assess their impact upon the host building and the character and appearance of the Hampstead Conservation Area. They will be assessed against the relevant s.72 statutory duty and the applicable national and local policy framework.

4.2 The proposed works to the rear of the building form part of a wider scheme to fully refurbish and update the house internally and to provide more useable and attractive accommodation with improved flow and connectivity with the rear garden. This will include the replacement of the existing part width closet wing with a new full width extension at lower ground floor level, set beneath a new part width extension at ground, 1<sup>st</sup> and 2<sup>nd</sup> floor levels. The rear roof slope will be modified to improve the existing accommodation within the roof space. This currently consists of a bedroom with eaves storage, lit by a centrally located dormer to the front elevation and a rooflight to the rear, situated adjacent to the party wall with no.13 Denning Road.

### Rear Extensions

4.3 At lower ground floor level the new extension will be full width and will be increased in depth slightly in relation to the existing closet wing, aligning with the lower ground floor addition at no.13 Denning Road. Above this will be a part width closet wing at ground, 1<sup>st</sup> and 2<sup>nd</sup> floor levels. This will project modestly beyond the rear projection of no.13 Denning Road at ground floor level, aligning with it at 1<sup>st</sup> and 2<sup>nd</sup> floor levels. A terrace will be created to the ground floor with access to the rear garden via a spiral staircase, with a shallow terrace provided at 1<sup>st</sup> floor level. The height of the new closet wing will be increased by 770mm to match the height of the adjacent closet wing at no.13 Denning Road.

4.4 The new rear extensions to the property will be constructed in yellow stock brick to match the original rear façade of the house. The

extensions will be rectilinear in character with a flat roof above the lower ground floor extension and above the closet wing. The fenestration will consist of traditional painted timber French doors where access is required onto the ground floor roof terrace and the 1<sup>st</sup> floor balcony. Elsewhere there will be painted timber sash windows to reflect the original character of the house. Simple metal railings will be incorporated to the ground floor roof terrace and 1<sup>st</sup> floor balcony.

4.5 The character at the rear of the terrace is extremely diverse and heterogeneous, with no consistent pattern of development to the rear facades. There are many instances of full width extensions at lower ground and ground floor level, with a wide variety of form and profile over the upper floors. The proposed rear extensions to the building are considered entirely appropriate within this context. The lower ground floor element will be well concealed at the base of the building, in an area that has been heavily altered along the terrace and where the vast majority of properties have full width extensions.

4.6 Over the upper floors the closet wing will remain part width, relating sympathetically to the original form and layout of the building and ensuring that it appears fully subordinate. Traditional materials such as stock brick and painted timber windows and doors will be used to complement the original character of the house. Overall, the proposed fenestration pattern will be more coherent and consistent than the existing layout, particularly to the 2<sup>nd</sup> floor of the new closet wing where there will be a single traditional sash window rather than the pair of sashes which were installed when the closet wing was extended upwards in the 1970s.

### Rear roof alterations

4.7 To the rear roof slope a single centrally positioned dormer will be installed. This will be set away from the ridge line, eaves and party walls with the flanking properties. Simple fenestration will be installed in the rear façade of the dormer, with a single glazed panel extending



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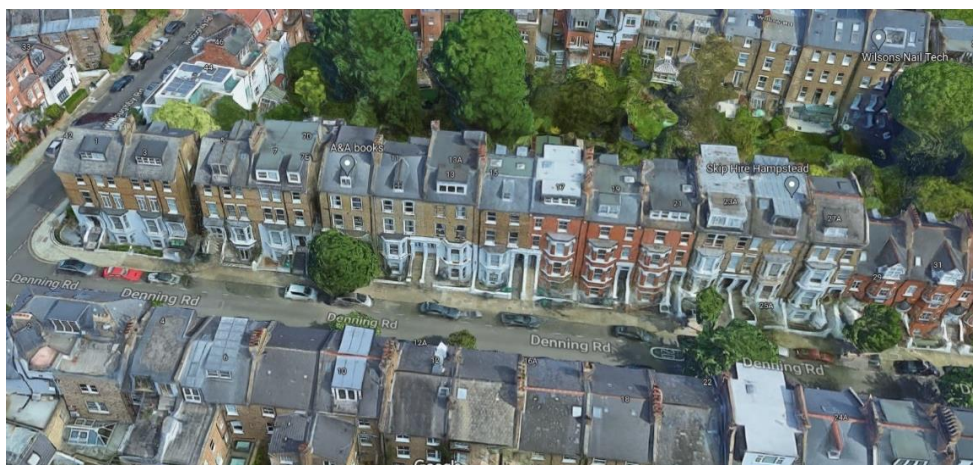
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downwards towards the flat roof of the closet wing, providing light to the staircase.

4.8 The proposed rear dormer must be considered within the context of the evolved character of the roofscape along Denning Road. The rear roofscape of the terrace demonstrates a similar degree of variety as the rear facades. Within the group of similar buildings at nos. 1-27 (odd) Denning Road, which are three storeys set over a semi-basement, it is only the application site that has no rear dormers projecting from the roof slope. There are many examples of full width dormers and mansards, set in only marginally, or not at all, from the flanking party walls, including those at nos. 7, 9, 13, 17, 23, 25 and 27.

4.9 Given the diversity of roof forms, there is no architectural coherence or uniformity to the rear roofscape whatsoever. Within this context the proposed wide dormer will sit comfortably and will not undermine or detract from the established character to the rear of the terrace. To the north of Denning Road the rear roofscape of the houses on Willow Road is also varied with no consistent pattern of development. Notwithstanding this, the houses on Willow Road are situated some distance from the rear of the Denning Road properties and given the intervening tree cover do not form part of the immediate setting of the application site.



Figures 5 and 6: Aerial views of the north side of Denning Road looking north (top) and south (bottom).



### **Assessment of the proposed development against the statutory, national and local policy framework**

#### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

4.10 The proposals are considered to preserve the character and appearance of the Hampstead Conservation Area and thus satisfy the statutory test at s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **National Planning Policy Framework 2021 (NPPF)**

4.11 The NPPF requires the significance of heritage assets that are affected by a proposal to be identified and assessed and to take this into account to avoid or minimise conflict between proposals and a heritage asset's conservation (paragraph 195). This Heritage Appraisal has analysed the significance of the building and the surrounding townscape and the proposals are considered to avoid harm to this defined significance, respecting the evolved character of the area. Paragraph 197 outlines that new development should make a positive contribution to local character and distinctiveness and at paragraph 199 that great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The proposals reflect their local context and the degree to which it has been altered over time. The proposals will cause no harm to the character and appearance of the Hampstead Conservation Area, responding appropriately to the specific character of the rear façade of the host building and wider terrace.

#### **The London Plan 2021**

4.12 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth – is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of

their form, scale, materials and architectural detail. The proposals reflect the evolved character of the surrounding historic environment and have been designed to respond positively to the scale, massing, form and architectural style of the host building as well as reflecting and sitting comfortably as part of the heterogenous character to the rear of the building.

#### **London Borough of Camden Local Plan 2017**

4.13 The proposals are also considered to comply with policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017. The rear extensions and alterations to the rear roofscape respect their particular local context and comprise details and materials that complement local character. The proposals have taken account of the guidance within the Hampstead Conservation Area Statement and Management Guidelines and overall, will preserve the character and appearance of the Hampstead Conservation Area.

#### **Camden Planning Guidance – Home Improvements (2021)**

4.14 The Home Improvements CGP 2021 contains a range of guidance with regard to rear extensions, roof alterations and roof terraces.

4.15 In line with paragraph 3.1 – Ground extensions – the prominence of the rear elevation of the building, the pattern of development to neighbouring buildings and historic extensions along the terrace have been considered. The heterogenous pattern of development at the rear of the buildings on the north side of Denning Road is highly relevant to the consideration of these proposals.

4.16 The works will fully comply with the detailed guidance in paragraph 2.1.1 – Rear extensions. There is no uniform pattern of development to the rear of the terrace however the full width element of the extension will be located at lower ground floor level, in an area where almost all of the houses have been extended. The upper section of the closet wing



will remain half width, providing a traditional pattern of solid to void over the upper floors and ensuring that the closet wing is visually subordinate to the main house. The proposals are considered wholly appropriate in terms of height, scale, form, footprint and profile. They will be constructed in traditional yellow stock brick, with painted timber windows and doors, ensuring that they reflect and respond to the original character of the host building and the other late 19<sup>th</sup> century buildings along Denning Road. Overall, the proposals will sit comfortably within the evolved character and context to the rear of the terrace.

4.17 In line with paragraph 2.2- Roof extensions, the existing roof form and previous extensions, along with the visibility and prominence of the building have been considered. The established pattern of development to neighbouring buildings and the presence of historic roof extensions is crucial to the assessment of these proposals and their acceptability.

4.18 In the preamble to the guidance at para 2.2, the CPG notes that *"The previous guidance presented a hard line approach of restricting development at roof level on any unbroken roofline. Under this guidance, a more flexible approach is proposed, to give more weight to existing older extensions and to those allowed under permitted development, in the immediate context of the building being proposed for extension, within and outside Conservation Areas."* In this case the roofline of the terrace is not unbroken and is in fact entirely altered along its length, both to the front and the rear, with expressed accommodation within the roof space forming the established and evolved character of the buildings. The guidance is also absolutely clear that *"If subsequent development since the Conservation Area Appraisal has been issued, has altered the unbroken roofline, weight shall be given to the existing extensions, in the assessment of a new roof extension."* This is certainly the case with Denning Road where although a number of the roof alterations are of

some age, they now form part of the character of the road.

4.19 A flexible approach to roof alterations is considered appropriate to the rear of the building where the roof slopes along the entire terrace of similar properties on the north side of Denning Road have been altered, often taking the form of one single large dormer. The proposals to the rear are considered to respond to and reflect the hugely varied and heterogeneous character of the rear roofscape and rear facades of the group of houses and to sit comfortably and appropriately within this context.

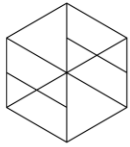
4.20 The guidance is clear at paragraph 2.2.1 that other existing extensions near to the application site are a relevant consideration, *"even if they are older or constructed under permitted development."* Furthermore, the degree to which a roof line along a terrace is 'unbroken' is also a consideration. In this case the presence of significant alteration at roof level is now part of the character of Denning Road.

4.21 Paragraph 2.23 – Balconies and terraces – is relevant to the proposed ground floor roof terrace and 1<sup>st</sup> floor balcony. This states that the materials to be used to enclose the terrace should be carefully considered and metal railings, as proposed here are 'preferred'. The roof terraces will be located at the rear of the building, in line with this guidance.

#### **Hampstead Conservation Area Statement and Management Guidelines (2002)**

4.22 The proposals are considered to comply with the guidance contained within this document and will not cause harm to the character and appearance of this part of the Hampstead Conservation Area. The proposals respect the existing and evolved built form and context of the area, responding to building and roof lines, elevational design and detailing in line with Policy H21 – New Development.

4.23 Policy H25 is clear that rear extensions should be as unobtrusive as possible and should



not adversely affect the character of the building or the Conservation Area. In this case the lower ground floor element will be discreetly positioned at the base of a relatively tall building. The upper floor parts of the closet wing will largely replicate the current rear projection, remaining visually subordinate to the main house and providing a distinct gap between the eaves and the top of the closet wing, matching the height of the closet wing to the neighbouring property at no.13 Denning Road. Overall, the proposed rear extensions are of an appropriate scale, design and materials and comply with this policy.

4.24 The character to the rear of the terrace lacks any uniformity or architectural coherence and there is no consistent pattern of development to the rear additions and closet wings. Within this context the proposals would sit comfortably and would comply with policies H27 and H28 of the guidance. These require consideration to be given to the degree of change at the rear of a terrace and its historic pattern of extensions, clearly stating that *"The acceptability of larger extensions depends on the particular site and circumstances."*

4.25 The document has specific guidance at Policy H31 in relation to roof extensions. This is clear that *"Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape."* This is highly relevant in this case given the degree of change which has been sustained at roof level and the character of the terraces along Denning Road, particularly on the northern side, where all the houses have received alterations to their front and rear roof slopes with the exception of the rear slope at the application site.

4.26 Policy H31 provides a series of criteria whereby roof extensions are unlikely to be acceptable. These are discussed below as follows:

*It would be detrimental to the form and character of the existing building.*

RESPONSE – The proposed roof extension would be subordinate to the building and would reflect the existing, evolved character along the terrace.

*The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired.*

RESPONSE – The building forms part of a terrace which has been significantly altered at roof level to both the front and rear facades.

*The property forms part of a symmetrical composition, the balance of which would be upset.*

RESPONSE – The property forms part of a long terrace of similar houses, all of which have had their roofscape converted to habitable accommodation with a wide variety of dormers and mansard roofs. There would be no harm to any architectural balance or composition within the group as there is no uniform or coherent pattern of development.

*The roof is prominent, particularly in long views.*

RESPONSE – the front roof slope is visible from Denning Road however the rear slope is only visible from private rear garden vantage points.

*The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.*

RESPONSE – The application site forms part of a terrace of buildings of a similar height and scale. The proposed roof alterations would be seen amidst a wide range of existing rear roof extensions.

4.27 Policy H33 suggests that where the principle of an extension at roof level is acceptable that the proposals should respect the integrity of the existing roof form and match





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original details. The chimneystacks will be retained as part of the proposals and the rear dormer will be clad in traditional lead.



## 5 Conclusion

5.1 This Heritage Appraisal has been produced to accompany proposals for alterations to the rear of no.11 Denning Road.

5.2 The Hampstead Conservation Area Management Guidelines are clear that applications should be assessed on an individual basis. Denning Road has sustained a high degree of alteration to the rear facades and roofscape of its buildings, and large rear extensions at all floor levels and large dormers to the rear roof slope are now part of its established character.

5.3 The proposals will allow for more useable and attractive accommodation throughout the house, as well as additional amenity space and improved connectivity with the rear garden. This can be achieved without harm to the external appearance of the building or to the character of the wider terrace. The way in which the rear facades and roofscape along Denning Road have evolved over time is a legitimate consideration and this is supported by the Council's recent CPG on Home Improvements which is clear that the pattern of extensions, of whatever age, is to be taken into account when assessing the suitability of new proposals. Overall, the alterations to the rear of no.11 Denning Road will sit comfortably within their context, take account of local character and respect and reflect the form and design of the host building.

5.4 The proposals are considered to fully comply with the relevant statutory requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990, the adopted London Borough of Camden Local Plan 2017 and the provisions of the National Planning Policy Framework 2021.



## Appendix A – Relevant historic environment policy

### National Planning Policy & Legislation

A1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

*“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

A2 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

#### Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

#### Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

#### Paragraph 197

In determining planning applications, local

planning authorities should take account of:

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

#### Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

### Local Planning Policy

A3 Camden’s Local Plan was adopted on 3 July 2017 and sets out the Council’s planning policies. Only the relevant sections of the policies have been cited.

**Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

*“The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;*
- e. comprises details and materials that are of high quality and complement the local character;*

**Policy D2 – Heritage** has relevant parts and is clear that:

*“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**

*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 convincingly outweigh that harm.*

**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;*

**Home Improvements – Camden Planning Guidance January 2021**

A4 The Home Improvements CGP 2021 contains a range of guidance with regard to rear extensions, roof extensions and terraces.

**Para 2.1 Ground extensions**

As part of your preparation to extend your property at ground level, a preliminary site assessment is recommended, to consider the following:

- The existing rear elevation and any previous extensions to it;
- The rear elevation's visibility and prominence in relation to gardens, streetscene and wider area;
- The pattern of development of neighbouring buildings to include historic extensions and new types of development;
- Other rear extensions present at the neighbouring buildings which obtained permission through a planning application or permitted development.

**Para 2.1.1 Rear extension**

There are certain considerations that should be taken into account when designing a rear extension to ensure it is *sensitively and appropriately designed for its context*. Rear extensions should:

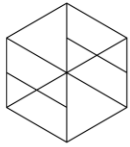
- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.

**Para 2.2 Roof extensions**

As part of your preparation to alter or extend the roof of your property, a preliminary site assessment is recommended, to consider the following:

- The existing roof form and any previous extensions to it;
- The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;
- The pattern of development of neighbouring buildings to include historic extensions and new types of development;
- Other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.

*A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.*



#### **Para 2.2.1 Dormers**

*Dormers are defined as a window that projects out of a sloping roof. The aim of the dormer structure is to house a vertical window to bring in more light and air into the loft space and make it habitable, without adding to the overall roof height. The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended. Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.*

*A dormer window should ensure:*

- *Dormers should be subordinate in size to the roof slope being extended;*
- *The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);*
- *Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;*
- *The type, design and alignment of windows would relate to the ones below;*
- *The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;*
- *Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged; innovative approaches are encouraged and supported by preapplication advice;*
- *Consider whether the roof of your property is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal for your area;*
- *Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development;*
- *Generally roofs of properties in Conservation Areas are part of the area's character, and as a general rule, dormer windows should retain a greater area of roof slope than properties outside Conservation Areas in order to preserve this character.*

#### **Para 2.23 Balconies and terraces**

*A new balcony should:*

- *Carefully consider materials for enclosure;*
- *For traditional buildings, metal railings are preferred as they integrate well with the building's character, are more resilient, require low maintenance, support plants growth;*
- *Be located at the rear of properties to ensure no impact on the streetscene and wider area;*

#### **The Hampstead Conservation Area Statement and Management Guidelines (2002)**

A5 The Statement has a number of policies which are relevant to the proposed development.

#### **New Development**

H21 The UDP provides the context and guidance for proposals for new development with regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

#### **Rear extensions**

H25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

H27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger





*extensions depends on the particular site and circumstances.*

*H28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.*

#### **Roof extensions**

*H31 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:*

- It would be detrimental to the form and character of the existing building*
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired*
- The property forms part of a symmetrical composition, the balance of which would be upset*
- The roof is prominent, particularly in long views*
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.*

*H33 Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. In particular:*

- The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.*
- Roof extensions should be drained to the rear of the building; no rainwater piping will normally be allowed on the street elevation.*
- External works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area*

#### **The London Plan**

A6 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. **Policy HC1 Heritage conservation and growth** part C is relevant.

*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.*