

HERITAGE STATEMENT

44-46 ENGLANDS'S LANE, BELSIZE PARK, LONDON, NW3 4UE

1. INTRODUCTION

- 1.1. This Heritage Statement has been prepared on behalf of Tesco Stores Ltd (the applicant) in support of the application for the installation of plant louvres to the ground floor retail unit at 44-46 England's Lane, Belsize Park, London, NW3 4UE.
- 1.2. The application proposes the following development:
 - Application for full planning permission to install external full-height plant louvres facing existing courtyard.
- 1.3. The remainder of this statement is set out as follows:
 - Section 2 outlines the site and surroundings including the relevant heritage designations;
 - Section 3 sets out the relevant planning policy context;
 - Section 4 details the proposal considerations against the relevant planning policy and heritage context; and
 - Section 5 provides a conclusion.

2. SITE AND SURROUNDINGS

- 2.1. The site is an existing retail unit located to the ground floor of a 3-storey building with residential use above. The unit is in use as a Tesco Express retail store.
- 2.2. The ground floor frontage consists of a sensitively designed but modern shopfront with large entrance doors to the west of the frontage and windows and an ATM to the east.
- 2.3. The site is located in the Belsize Conservation Area but is not listed. The nearest listed building is 50 England's Lane (Grade II, 18m West of the site).
- 2.4. The predominant land use in the surrounding area is a mix of residential properties and commercial outlets, including a Butcher, Estate Agent and Public House. The neighbouring premises consist of a Wicko Dry Cleaners and Lauren Nicholas Kitchen Designers.

3. PLANNING POLICY CONTEXT

- 3.1. The following planning policy documents are of relevance to the site:
 - Camden Local Plan 2017;

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- Camden Design SPG 2021; and
- The National Planning Policy Framework

Camden Local Plan 2017

- 3.2. With regards to the design of the built and natural environment Policy D1 states that *the council expects excellence in architecture and design. The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*
- 3.3. Policy D2 outlines the need for the preservation and enhancement of heritage assets and their settings in the borough both for conservation areas and listed buildings.

In 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;*
- g) resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- 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.*

For Listed Buildings the council will:

- i) resist the total or substantial demolition of a listed building;*
- j) resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k) resist development that would cause harm to significance of a listed building through an effect on its setting.*

Camden Design SPG (2021)

- 3.4. Camden Design outlines a number of design principles and requirements relevant to development in conservation areas. Paragraph 3.9 compliments Policy D2 in The Camden Local Plan 2017 and states *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 in lien with Local Plan policy D2 and the NPPF.*

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3.5. Regarding the installation of the full-height plant louvres in a conservation area, Paragraph 9.19 of the Camden Design SPG states that: *Special consideration should be given to the installation of building services equipment, such plant, machinery and ducting, on listed buildings and in conservation areas. Design considerations for building services equipment in conservation areas include the following:*

- *The visual impact of building services equipment should be considered, including views into and from conservation areas.*
- *External solutions are less likely to be appropriate in conservation areas than in other locations.*
- *Each conservation area has a Conservation Area Statement or Appraisal and Management Strategy which provides further guidance on specific issues relating to each area.*

National Planning Policy Framework

3.6. The NPPF is a key material consideration. It is underpinned by a presumption in favour of sustainable development and in terms of that presumption, Paragraph 11 states that for decision taking this means *'approving development proposals that accord with an up-to-date development plan without delay...'*

3.7. Paragraph 81 goes on to advise that *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth.'*

4. PROPOSAL AND HERITAGE CONSIDERATIONS

Louvres

Proposal

4.1. Planning permission is sought for the installation of external full-height plant louvres facing existing courtyard.

4.2. The louvres will serve new plant equipment to be located within the basement area (which does not require planning permission given it will be located internally within the building). A new door providing access to the courtyard is also proposed to the north-eastern wall.

4.3. Additional detail on the shopfront proposals is available on the proposed plans prepared by Tesco Feasibility Architecture (Drawing Nos. 03_2721_03A, 02_2721_02B, 02_2721_02A, 03_2721_03B, 02_2721_02C.)

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Considerations

- 4.4. In line with Camden Local Plan policies D1 and D2 and paragraph 9.19, the proposed louvres are sympathetic to the wider building and respect the character and design of the wider area. They will also front the existing courtyard, thus there will be no visual impacts on views into and from the conservation area.

5. CONCLUSION

- 5.1. This Heritage Statement has been prepared to support the proposals for the minor works required at 44-46 England's Lane, Belsize Park, London, NW3 4UE.
- 5.2. The proposal has been considered with regards to local planning policy, local context, and historical context.
- 5.3. The proposed installation of the full-height plant louvres will maintain the design and character of the building and conservation area and will not negatively affect the listed building to the west of the site.
- 5.4. Considering the amendments as a whole it is argued that the proposal will preserve the character and appearance of the conservation area.
- 5.5. On this basis, it is concluded that the proposals should not be refused on heritage grounds.