

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 applications for minor works to the ground floor retail unit at 44-46 England's Lane, Belsize Park, London, NW3 4UE.
- 1.2. The application proposes the following developments:
 1. Removal of current ATM;
 2. Replacement of existing entrance door with new single sided sliding door; and
 3. Installation of a new door in the location of the old ATM for fire escape purposes.
- 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

HERITAGE STATEMENT

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

- Camden Design SPG 2021
- 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.*

HERITAGE STATEMENT

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

- 3.5. Regarding new shop fronts paragraph 6.2 of the Camden Design SPG states that:
It is important that new shopfronts and alterations to existing shopfronts are sensitively designed and do not detract from the character of the host building or the surrounding area. Insensitive alterations to existing shop fronts and poorly designed shopfronts in new buildings can erode the character of existing frontages and the local 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

- 4.1. Planning permission is sought for the removal of existing ATM, replacement of existing entrance door with new single sided sliding door and installation of fire escape door at ground level.
- 4.2. The new MOE door finished in Anthracite RAL 7016 with a glass panel above and plain frosting, will be located to the east of the frontage, thus relocating the existing ATM to the centre of the frontage. The new single sliding door will replace the existing bi-parting door, having little measurable effect on the visual appearance of the building.
- 4.3. Additional detail on the shopfront proposals is available on the proposed plans prepared by Tesco Feasibility Architecture (Drawing Nos. 02_2721_02B, 03_2721_03A, 03_2721_03D_R3, 02_2721_02F_R3.)

Considerations

- 4.4. In line with Camden Local Plan policies D1 and D2 paragraph 3.9, the proposed alterations to the shopfront are sympathetic to the wider building and respect the character and design of the wider area.
- 4.5. The new door will preserve the character of the area by using similar design features as the existing doors on the street.

HERITAGE STATEMENT

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

- 4.6. Noting the existing appearance of the shopfront and the clear precedent, the proposed changes in this application are considered to preserve the character and appearance of 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 proposals have been considered with regards to local planning policy, local context, and historical context.
- 5.3. The proposed installation of the fire door 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 proposals 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.