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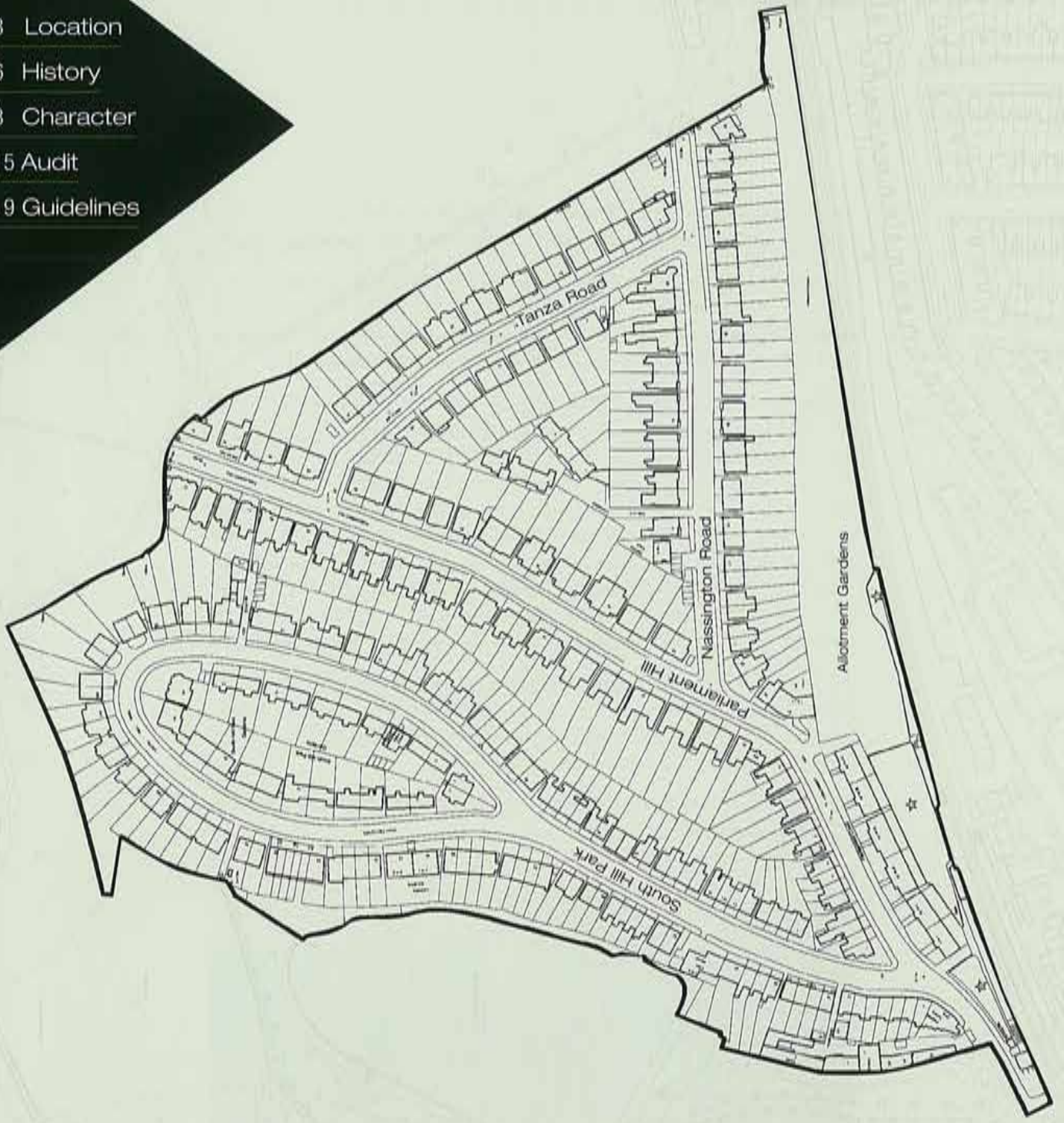
Conservation  
*area statement*

► **South Hill Park**

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# SOUTH HILL PARK

## *Conservation Area Statement*

The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the South Hill Park Conservation Area.

The statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in the area. The statement will be used by the Council in the assessment of all development proposals.

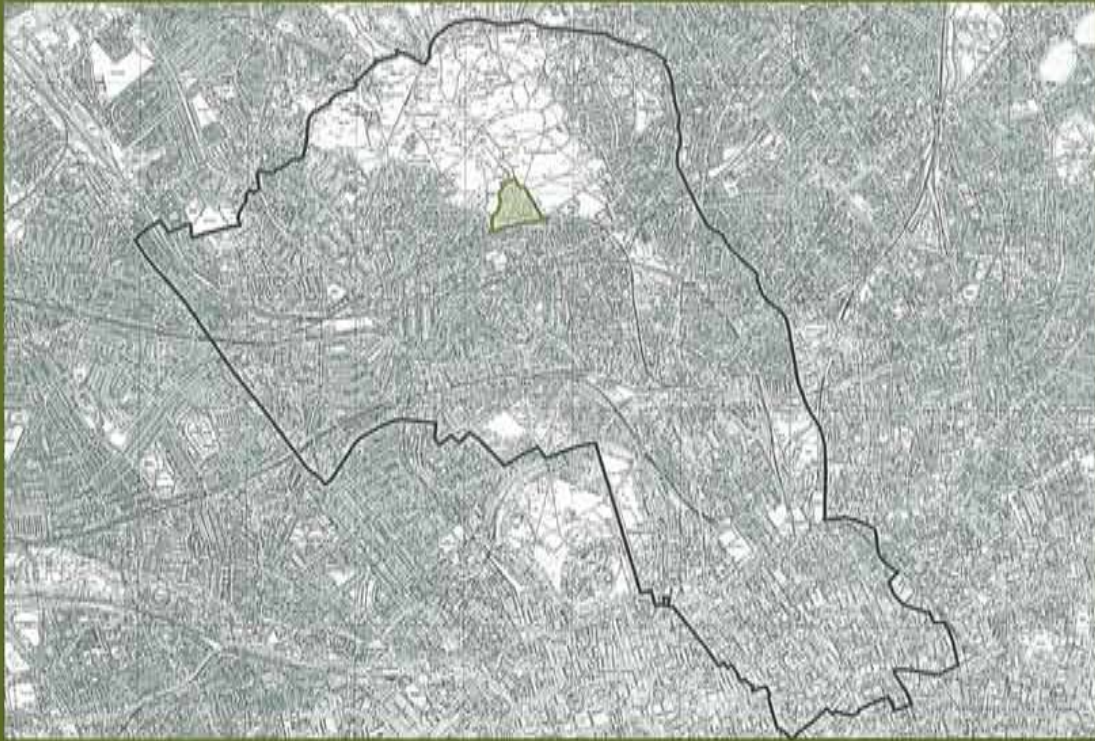
Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "*areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve.*" Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement is part of SPG and gives additional detailed guidance in support of UDP policies. Of particular relevance is UDP chapter 12, section 3, Hampstead & Highgate Ridge.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures that are currently a cause of concern. The statement also sets out the key policy framework relevant to the Conservation Area and formulates specific guidance for it.

It is not the intention of the statement to contain proposals for the enhancement of the public realm of the area.



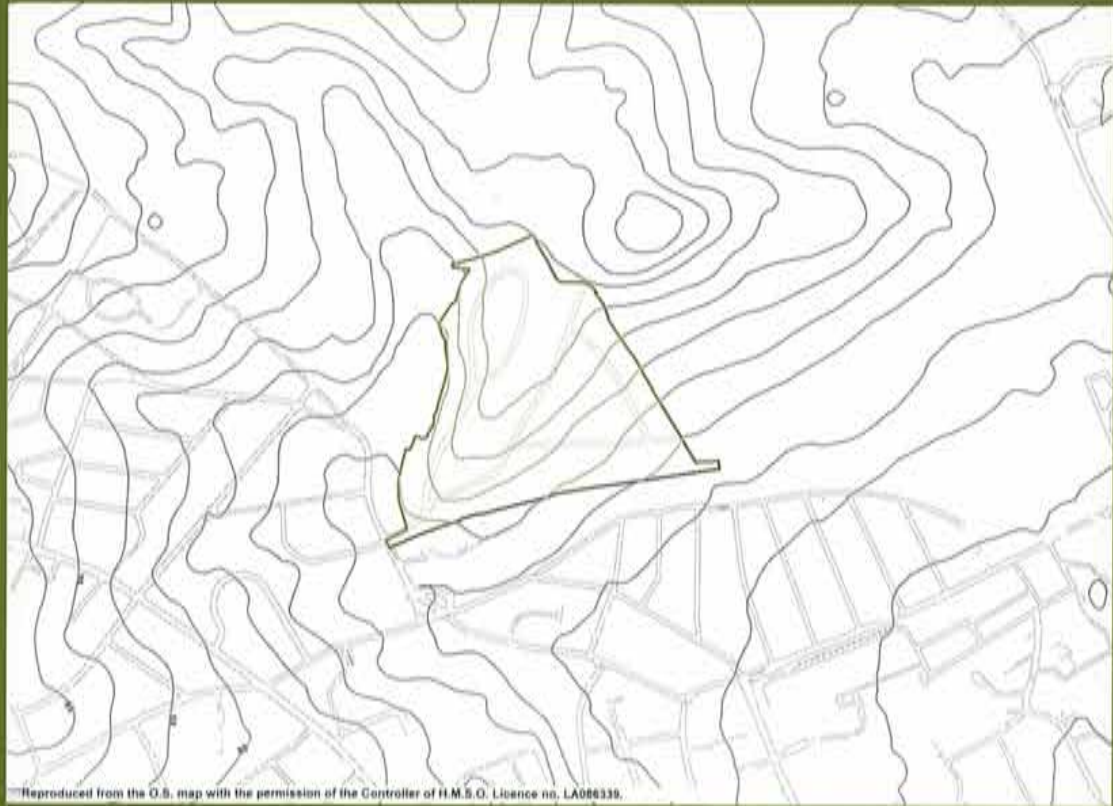
# Location



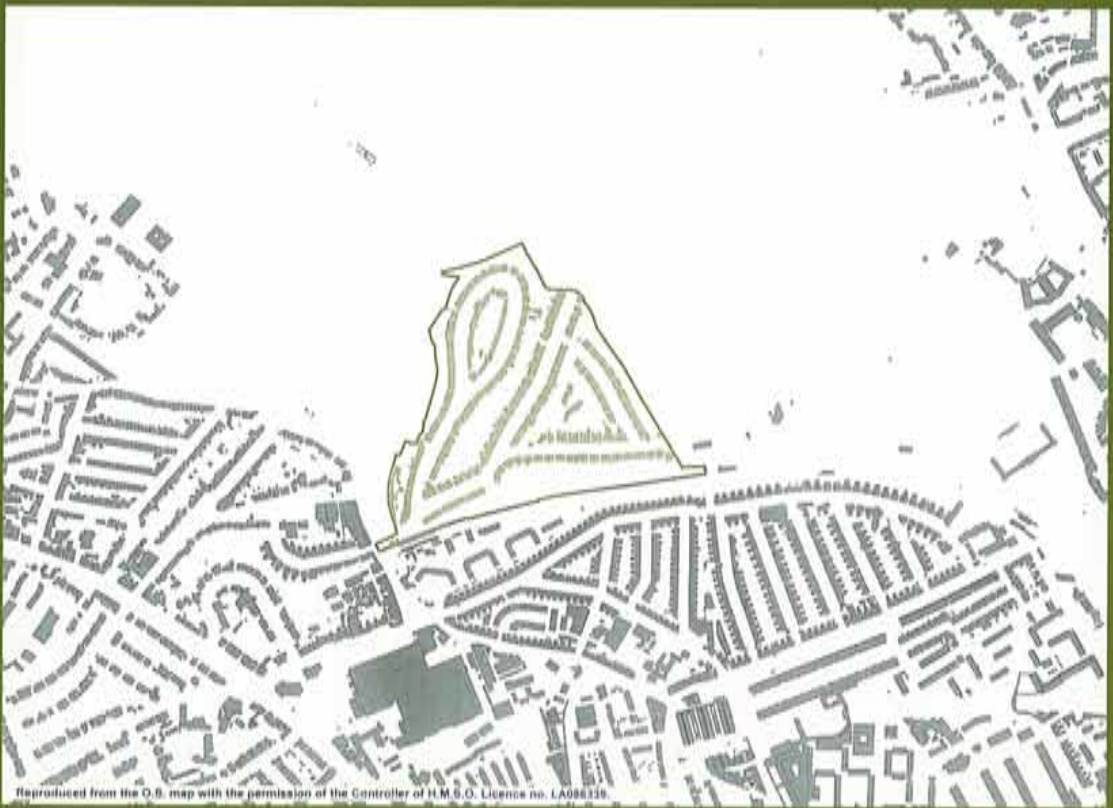
*Camden and location of the Conservation Area*



*Boundary of area and designation date*



*Topography*



*Urban Grain*

# Location

# LOCATION

## PLANNING HISTORY

Original Designation – The South Hill Park Conservation Area was designated on 11th August 1988. The designation report notes that *'public interest and concern has been particularly raised in respect of this area over the past few months due to excessive works of excavation at the rear of No.64 (which backs onto No.1 pond) which were considered to detrimentally affect views from the Heath and the visual character of the area'*. The report also states *'it is considered to be logical to designate this group of properties together since they comprise a fairly homogeneous area in architectural terms.'*

Following designation, an Article 4 direction was authorised by the Secretary of State on 3rd January 1989. The Article 4 Direction covers Nos.32-90 South Hill Park (even) and land at the rear of these properties. It withdraws permitted development rights in respect of Class 1 of the General Development Order 1977 i.e. development within the curtilage of a dwelling house.

A direction under Regulation 7 of the Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended) is in force in the Conservation Area where, as a result, deemed consent for estate agent's boards does not apply.

The Conservation Area can be divided into two discrete sub-areas:

- South Hill Park and South Hill Park Gardens
- Parliament Hill, Tanza Road & Nassington Road.



*Sub areas as described in the Statement*

# HISTORY

South Hill Park Conservation Area was first developed in the second half of the 19th century. Based on historical patterns of land ownership, the subsequent sequence of development and the prevailing architectural styles, the Conservation Area can be divided into two discrete sub-areas:

- South Hill Park and South Hill Park Gardens
- Parliament Hill, Tanza Road & Nassington Road.

## SUB AREA ONE

### SOUTH HILL PARK AND SOUTH HILL PARK GARDENS

Prior to 19th century urban development, the Conservation Area was farmland, forming parts of two separate estates. The 1866 Ordnance Survey map shows the area as two large fields separated by a hedgerow running in a north east direction. This hedgerow defined the boundary between the Maryon Wilson and Belsize estates. A farm track (now Parliament Hill) is shown parallel to the field boundary and running along a ridgeline leading to the summit of Parliament Hill.



1866 Ordnance Survey

South Hill Park and South Hill Park Gardens were developed by Thomas Rhodes from 1871 onwards, as housing for the growing middle classes. Hampstead Heath Station was built before development of the Conservation Area and provided the stimulus for its development as an early residential suburb. Development was restricted by the New River Company's Water Works Reservoir to the west and by the railway cutting to the south. Land to the east and north east formed part of neighbouring, as yet undeveloped estates.

South Hill Park was laid out in a 'squash racket' shaped loop, mainly to make the best use of the restricted space available, creating the maximum amount of building frontage within the confines of the shape of this field. It has also been suggested that the shape may have resulted from a desire to frustrate Lord Mansfield's aims to develop Kenwood Estate to the north.

The first building in South Hill Park was The Magdala Tavern, which was built by 1868. Development progressed northwards and by 1873 several properties in South Hill Park were already occupied. Development of this part of the

Conservation Area continued over the next decade.

South Hill Park became a renowned location for experimental designs by the first generation of post-second world war architects, some of whom designed in-fill development on bomb sites.



1883



## SUB AREA TWO

### PARLIAMENT HILL, TANZA ROAD & NASSINGTON ROAD.

Parliament Hill, Nassington Road and Tanza Road were developed slightly later, by Joseph Pickett, on land he had leased (and previously farmed) from the Ecclesiastical Commissioners. The area formed part of South End Farm, which was cut off by the Railway's failure to fulfil its obligation to make new access roads across the lines. The area, being further from a local smallpox hospital and on higher ground backing onto the now preserved Heath, proved more attractive than the southern part of the farm being developed at the same time by T.E.Gibb.

South Hill Park Road (later Parliament Hill) and Nassington Road were laid out in 1878-90 houses being built between 1879 and 1892. The first houses were finished by the end of 1880 and building continued at a rate of about ten houses a year until 1894. Two remaining plots were filled in 1899. The planned extension of the roads into Lord Mansfield's lands in St. Pancras Borough was halted by the addition of Parliament Hill Fields to the Heath in 1889. The abrupt termination of Parliament Hill is an important indicator of the historical development in this Conservation Area, as well as the history of Hampstead Heath itself.



*Illustration 1885 of Garden Party given in aid of fund to purchase Parliament Hill*



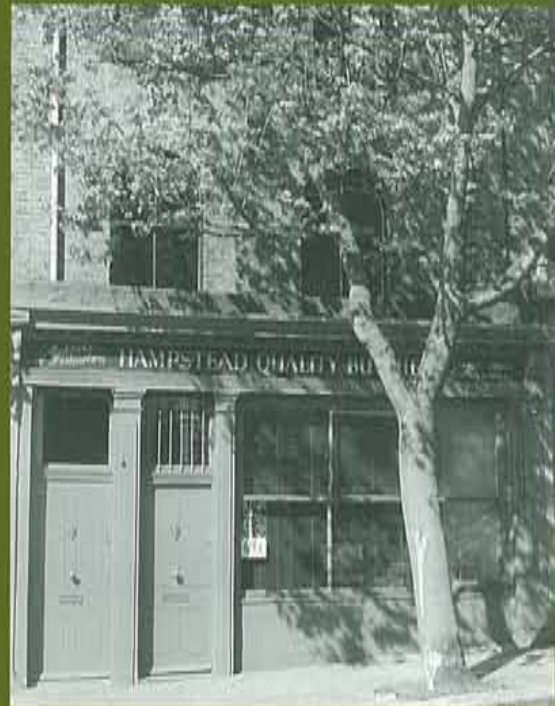
Tanza Road was laid out instead, to connect the existing roads; building began there in 1890. Before the present version was agreed in 1894, the road name was spelt Tanser and may derive from Tansor, a village in Northamptonshire, close to Nassington.

The 1891 map shows that development of the Conservation Area was largely complete by that time. Subsequent development involved Park End behind South Hill Park, built at the turn of the century on part of the lowest Heath pond, which had become stagnant and filled in at Joseph Pickett's instigation in 1892.

# History



*22 Parliament Hill*



*Shop Front*



*Shop Front*



*20 South Hill Park*

Character

# CHARACTER AND APPEARANCE OF THE AREA

## GENERAL COMMENT

Generally, the Conservation Area is characterised by substantial semi-detached villas, many of which are adorned by decorative window, porch and roof features with entrance steps and complementary garden walls. The unique relationship of the dwellings to Parliament Hill and the Heath is also a principle feature of the Conservation Area. Street and garden trees, as well as mature shrubs, provide some softening of the fairly dominant built form.

The Conservation Area can be divided into two distinct sub-areas, which were laid out by different developers a decade apart, in the late 19th century. The original building plots of the houses, as well as the prevailing architectural style of these buildings has a fundamental impact on the distinct character of the sub-areas.

## SUB AREA ONE

### SOUTH HILL PARK AND SOUTH HILL PARK GARDENS

The road layout of South Hill Park and South Hill Park Gardens appears on maps as a distinctive loop encroaching into the Heath. The land in this part of the Conservation Area falls not only towards the southern end of South Hill Park and the railway line but also westwards towards the Ponds. (See Topography Map) The visual character and streetscape quality of South Hill Park is greatly influenced by this unusual road layout, and its situation on a south west facing slope.

Houses at the southern end of South Hill Park were constructed with a variety of different plan forms and architectural details; they mark a transitional stage in the development of English domestic architecture, basically a Georgian terraced house with differing decorative features drawn from variety of architectural styles. These buildings do not display the architectural unity that is apparent at the northern end of South Hill Park and South Hill Park Gardens. The Magdala Public House marks the beginning of the terrace as it curves up the hill. Nos.2-14 (even) are brick-faced terraces, two windows wide with continuous raised parapet wall and low roof form behind. This terrace forms a parade of shops at ground floor level, some of them having good quality shopfronts. Nos.16-22 (even) represent a transition between the plain faced Georgian façade and the more decorative 19th century Italianate style. This transitional style gives way further up the hill, to a more consistent architectural form comprising paired Italianate villas, which is the prevailing building type and style in the northern part of South Hill Park and South Hill Park Gardens.



The Italianate style, inspired by the palaces of Renaissance Italy, was adapted for the mid-Victorian suburban houses of South Hill Park and South Hill Park Gardens. The characteristic features of this style; including shallow pitched roofs with overhanging eaves supported on brackets, the horizontal string courses delineating each storey and individual houses being defined by a porch over the front door, are all evident in South Hill Park. Symmetry about the central chimney stack is clearly expressed in these Italianate villas, with each pair displaying a variety of stuccoed details on essentially the same building form. Some of the villas reflect the later influence of Ruskin's 'The Stones of Venice' (1851) evident in the carved foliage on capitols and by polychrome brick string courses. On others capitols, cornices and moulded stucco details the continuing influence of classical architecture is evident.

The area was laid out as semi-detached villas set within private gardens. The 1894 Ordnance survey map shows the original layout of the area with each property boundary, ground floor plan and garden layout identified. Generally, these houses fall into two characteristic designs:



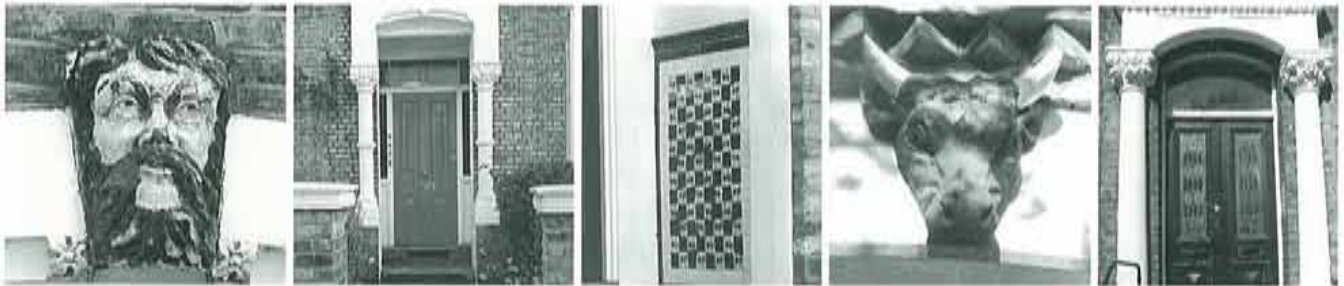
- single projecting bay to each property with entrance porch to one side
- double fronted property with paired projecting bay and central entrance porch



*South Hill Mansions*

Further south, the houses are arranged in groups of four, with one projecting bay per property and the central properties having paired entrance porches (e.g. Nos.52-58, Nos.60-66 and South Hill Mansions). The groups of four houses and villas with one projecting bays are three windows wide at the upper floor levels while the double fronted properties are 5 windows wide.

The elaborate architectural detail in this part of the Conservation Area is generally limited to the front elevations and the rear and flank elevations are faced in yellow stock brick with simple segmental brick arches to window and door openings. Although simply detailed, the rear elevations are generally symmetrical about the central chimney stack, with either paired or central combined rear wings also arranged symmetrically (or two storey rendered bay windows on properties backing onto No.2 Pond). The characteristic 19th century form, bulk and density of development in this part of the Conservation Area remains largely intact.



Park End is a group of modest two storey workshops built between South Hill Park and South End Road. These buildings post-date the buildings fronting South Hill Park and do not relate to the prevailing architectural character and style of the Conservation Area. The rear elevations backing onto the Heath have a consistent form with red brick detail in relief, curving in a north east direction in line with South Hill Park Gardens. Although the buildings themselves are not considered to be of merit, the rear elevation has clearly been designed to provide a presentable face to the Heath.



The oval shape of South Hill Park Gardens gives rise to an inner oval composed of all the rear gardens of the houses on the inside of the loop. Although not a communal garden, the combination of rear gardens creates a continuous green area that is of considerable importance to the area as a whole. Not only does this rear garden area contain a number of important trees, but it acts in a visually contiguous way, and also allows views through from the street.

Post war development on bomb sites led to some distinguished buildings that form an important group and add to the character of the area. Nos.80-90 is a terrace of six houses designed by Stanley Amis, William Howell and Gillian Howell for themselves and four clients dating from 1953-6, when the architects were working for the LCC. Each house is only 12 feet wide with exposed concrete floors and white panels between brick walls. No.78 is a controversial building by Brian Housden built in 1963 and influenced by the Dutch architect Van Eyck. Described by Pevsner as *'a strange*

*brutalist composition*'. No.31 is by Michael Brawne built in 1959 and No.29 by T.Ingersoll in 1962. Oliver Court is another post war development of flats with recessed balconies.



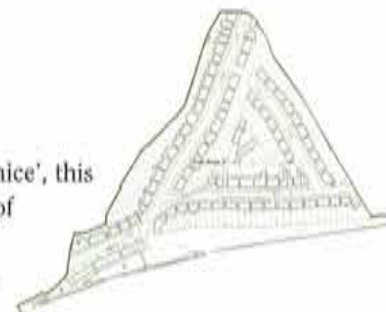
## SUB AREA TWO

### PARLIAMENT HILL, TANZA ROAD AND NASSINGTON ROAD.

This part of the Conservation Area is also characterised by substantial semi-detached houses, overwhelmingly in the Victorian Gothic Revival style. Influenced by Ruskin's 'The Stones of Venice', this style is typified by elaborately carved foliage in artificial stone, as well as various combinations of



steeply pitched roofs, Tudor chimneys and rustic porches. Sashes are more elaborately detailed with glazing bars subdividing the upper panes and/or stained glass decoration.



Parliament Hill is characterised by red brick semi-detached villas with prominent front gables, grey

slated steeply pitched roofs and stucco surrounds to doors and windows. The Gothic style roof form on these properties is much steeper and more conspicuous than the Italianate form used in South Hill Park, resulting in a distinctive 'saw-tooth' roof profile. Many of the front gables retain elaborately carved barge boards, which is another characteristic feature of the 19th century Gothic Revival style. Many of the buildings also retain their original doors and boxed sashes within decorative stained glass detailing. An exception is Parliament Court, a long three storey building that steps up the incline of Parliament Hill from the junction with South Hill Park. The rising gradient is emphasised by a white painted stringcourse that forms a lintel to the windows and links the six sections of the building. The building dates from the late 1930s and has distinct metal windows, those on the staircase have a herringbone pattern between the first and second floors.



Nassington Road is also dominated by semi-detached houses in the Gothic Revival style, many buildings showing vestiges of the Venetian Gothic style in their carved capitols and canted bays.



Tanza Road now

Tanza Road 1950s

Tanza Road has properties similar to the gable fronted houses in Parliament Hill, with the exception of Nos.29-39 which revert to the Italianate style, albeit in red brick. They form a group with Nos.56-70 Parliament Hill. Nos.56 and 58 both have prominent corner towers, based on the 'campanile' of medieval Italian villas (and popularised by Osborne House built by Queen Victoria).

## WHOLE AREA

Generally, the character and hierarchy of spaces in this Conservation Area have derived from steep terrain and historic field pattern, the prevailing architectural style and importantly, by the relevant Building Acts and Regulations in force in the late 19th century.

The streets in South Hill Park Conservation Area are all on an incline. Parliament Hill and the southern part of South Hill Park run parallel to a ridge line, previously defined by a field boundary and farm track. Tanza Road joins



*Nassington Road*



*Tanza Road*



*Tanza Road*



*Parliament Hill and Heath*

Views

Character

Parliament Hill close to its northern end and runs downhill parallel to the old borough and estate boundaries (now defined by the boundary to the Heath) meeting Nassington Road close to the Athletics Grounds entrance. The unique character of the Conservation Area derives in part, from the slopes of the roads (particularly Tanza Road and Nassington Road) and the way each pair or group of houses steps down the hill.

Successive Acts of Parliament in the 19th century that sought to regulate building design, greatly affect the layout, density and design of early suburban development. The 1844 Building Act for the Metropolis required that "Every street (except any Mews) must be of the Width of Forty Feet at the least; but if the building fronting any Street be more than Forty Feet high from the Level of the Street, then such Street must be of a Width equal at least to the Height of the Buildings above such Level." These regulations specified the maximum height of buildings in relation to the street width and therefore defined the degree of enclosure for streets in this Conservation Area.



The 1844 Act also specified parameters for the height of buildings, number of floors and ground floor area for four 'Rates' of dwelling house and required different standards of construction for each Rate. Although they were introduced to control the quality of construction, these building regulations imposed a form of 'plot ratio' which influenced the design, layout and density of development in the South Hill Park Conservation Area.

Generally all houses have small front gardens with boundaries of low brick walls and brick piers. These walls are often backed by vegetation of one sort or another, either shrubs or a hedge. Nassington Road would have had railings surmounting the wall between the brick piers, however most of these have now gone.

Post-war development in the Conservation Area includes Parliament Court, Hill Court, Oakford Court and more recently, the former orchard between Parliament Hill, Nassington Road and Tanza Road.

## VIEWS

There are many incidental and panoramic views into the Conservation Area, which include the rear elevations and rear gardens of properties that back on to the Heath and Parliament Hill. The rear gardens of all the houses that adjoin the Heath and the embankments of the railway and the allotments to the south of the rear gardens on the railway side of Nassington road are important green open spaces within this Conservation Area, and are designated as Public Open Space (POS) in the UDP, although they are privately owned. In particular, the views towards the Conservation Area from South End Road and East Heath as well as the view from Parliament Hill Fields (Further guidance in UDP, Areas of Special Character, in particular HR3). Other views include rooftop vistas of the largely slate-clad roofs.

There are also long views particularly along South Hill Park, Nassington Road and Parliament Hill.

The early suburban semi-detached form of development is a principle feature that contributes to the character and appearance of the area. This form provides glimpses of rear garden areas through the gaps between villas and wider vistas at road junctions. These townscape gaps provide an important source of visual amenity for the public and provide interesting spatial contrasts within the Conservation Area. There are two alleyways that also provide views between houses. Between Parliament Hill and South Hill Park, and between the Ponds and South Hill Park.

## TREES AND GREEN SPACES

This Conservation Area benefits from two open spaces. The main one is Hampstead Heath/Parliament Hill that immediately adjoins the Conservation Area but is not within or part of it. The Heath is designated as Metropolitan Open Land. Although not under Camden's authority, and not classified as POS under the UDP, Hampstead Heath and Parliament Hill are major tourist and recreational resources for London, and as such attract visitors from a far wider catchment area than local residential areas. The Conservation Area is bordered on two sides by the Heath. The properties on the west side of South Hill Park and the east side of Tanza Road back on to Hampstead Heath and Parliament Hill. The siting, form and appearance of development on the fringes of the Heath and framing views from it are considered to be particularly sensitive.





## open spaces



The second significant open space is the rear gardens of all the houses that adjoin the Heath and the embankments of the railway and the allotment gardens. They are all important green open spaces within this Conservation Area, although they are privately owned.

The relationship between the built and natural environment is an essential part of the special character of South Hill Park Conservation Area.

One of the earliest efforts of the Parliament Hill Road resident's association formed in 1886, was to plant trees along Parliament Hill Road, which they argued *'in any case is desirable [but] would be absolutely called for should Parliament Hill and the adjoining property be made, as is hoped, into a public park, as our road would, of course, be one of the principal approaches to the Park.'* Today these trees and others on the highway and in gardens provide

an important greenness, softening the regular arrangement of the houses along each street.



*Allotment Gardens*

The residents association subsequently planted trees up the railway embankment, to screen it from views along Parliament Hill. Although today this view is blocked in part, by Parliament Court, trees in the remainder of the embankment and the Allotment Gardens provide an important green buffer between the railway and the Conservation Area.

Elsewhere in the Conservation Area, such as South Hill Park Gardens, there are groups of rear gardens enclosed by the rear elevations of buildings backing onto them. Although these areas are not readily apparent from public views, they form tranquil green spaces within the Conservation Area and are an essential part of its special character and appearance.

Street trees within the Conservation Area vary in species according to street. Nassington Road has no street trees at its western end, however about half way along it has Silver Birch with some Mountain Ash. Parliament Hill has Lime trees with some Mountain Ash and Tanza Road has London Planes. South Hill Park and South Hill Park Gardens have mainly Limes with some other species such as Silver birch and Ornamental Pear.

### NEUTRAL TOWNSCAPE AREAS

Given the largely homogeneous nature of the Conservation Area, areas of neutral townscape quality are limited to a few post-war developments. Although these buildings, such as Parliament Court and Hill Court do not respect the prevailing character and appearance, they do not detract from it either.



# AUDIT

## LISTED BUILDINGS

There are no buildings currently on the Statutory List of Buildings of Architectural or Historic Interest within the South Hill Park Conservation Area.

## BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.

The Conservation Area is a good example of late 19th century suburban development, which largely retains its homogeneous architectural character. For this reason, most of these 19th century buildings make a positive contribution to the character and appearance of the conservation area. The general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

The unlisted buildings which make a positive contribution to the special character and appearance of the area are as follows:

Nassington Road	1-57 (odd), 4-26 (even)
Parliament Hill	1-14 (consec.), 15-77 (odd), 18-70 (even)
South Hill Park	Magdala Tavern, 2-30 (even), 32-76 (even), 78, 80-90 (even), 92-118 (even), 1-27 (odd), 29, 31, 33-107 (odd)
South Hill Park Gardens	2-10 (even), 16-24 (even), 1-23 (odd)
Tanza Road	2-22 (even), 1-39 (odd)

## BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION



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# Streetscape



# Audit

## STREETSCAPE AUDIT

The streets and public spaces of the Conservation Area make a significant contribution to its overall townscape quality. There are historic features, original materials and details that survive and sustain the distinctive appearance and character of South Hill Park. This audit highlights those features as well as some negative factors.

A Victorian red post box is located at the southern end of South Hill Park.

A sewer vent pipe is located on the inside curve of the northern end of South Hill Park Gardens.

Tanza Road has a blue lettered street name sign at its northern end.

A number of original railings and gates survive. In particular, gates at nos. 30 and 66 South Hill Park and 19 South Hill Park Gardens

The small mews of Park End near the southern end of South Hill Park has an excellent sign indicating its existence on the northern wall at its entrance.

The footpath in South Hill Park still has some coal holes in evidence. These should be preserved in situ.

Various street name plates still exist in tiled form. These should be preserved in situ.

A mix of bollards is found. Concrete bollards are found in Nassington Road, although their function is not clear. Some St Pancras bollards are also to be found in this road, protecting / marking the entrance to The Old Orchard. St Pancras bollards can also be found protecting / marking the entrance to Park End. Timber bollards are found in South Hill Park although their function is not clear.

Virtually all parts of the area have some York stone paving for the footpaths, however there is also a great mix of other materials including concrete slabs, concrete blocks asphalt and granite setts.

The carriageway also shows some variety on a theme in so far as there is evidence for granite sett channels for the road gutters, though some of these exist as single sett width and some as triple sett width. It is also possible that areas where no sett channel is visible, that it exists underneath tarmacadam.

There are a number of features that make no positive contribution to the Conservation Area, and these should be removed or replaced as the opportunities arise. These include: The plethora of sign and posts throughout the whole area but in particular in Nassington Road. The various bollards, particularly the timber and concrete ones. The prominent grit bin on the apex of the southern end of South Hill Park Gardens.

If the opportunity arises, all footpath paving should be in York stone, and all granite sett channels should be exposed.



## OPPORTUNITY SITES

There are not considered to be any opportunity sites within the Conservation Area. The remaining area of underdeveloped land on the southern boundary adjacent to the station is designated as new public open space.



## CURRENT ISSUES

Whilst some redevelopment of sites has occurred in recent years, the bulk of planning proposals since designation in 1988 have been for residential alterations, conversions, extensions and forecourt parking.

The conversion of former houses to flats and maisonettes has led to a number of associated development pressures including;

- a. increased on street parking and pressure for forecourt parking
- b. excavation of basement areas for additional accommodation
- c. roof extensions and changes to roof profiles and detail
- d. rear extensions
- e. loss of garden space, hard and soft landscaping
- f. pressure to fell and lop trees
- g. provision of refuse facilities within front gardens
- h. elevational alterations and loss of detail



## CONSERVATION AREA BOUNDARY REVIEW

The boundary of the Conservation Area was reviewed in 1999 and there are no further extensions to consider at the moment.



## GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning officer whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) which has recently been adopted and will be supported by Supplementary Planning Guidance (SPG). This statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN33 states *"the Council will seek to ensure that development in a conservation area preserves or enhances its special character and appearance and is designed to harmonise with the established character of the area. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting, which may include the preparation of montage studies, to enable the Council to assess the potential effect of the proposal on the character and appearance of the conservation area."*

A further guidance leaflet giving general advice on works and applications in conservation areas is available from this office, and additional guidance relating to specific problems within the conservation area may be produced from time-to-time for inclusion within this statement.

## NEW DEVELOPMENT

**SHP1** New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

## LISTED BUILDINGS

**SHP2** Should any buildings become listed the following guidance would apply. Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like for like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

**SHP3** Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.

**SHP4** It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe – an unlimited fine or up to 12 months imprisonment, or both.

**SHP5** Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's development policies relating to listed buildings are contained in the UDP Policy EN43.

- SHP6 Additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy Guidance Note 15 – Planning and the Historic Environment. A separate Council leaflet is available on Listed Buildings.

## **MATERIALS AND MAINTENANCE**

- SHP7 In all cases, existing/original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, iron balustrades, timber framed sash windows, doors, tiled footpaths, gates and gateposts, roof tiles, ridge tiles, tile hanging, decorative brickwork, where retained, add to the visual interest of properties, and where removed in the past, replacement with suitable copies will be encouraged.
- SHP8 The choice of materials in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- SHP9 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area, this may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when “fine gauge” brickwork is present), and may be difficult to reverse.
- SHP10 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

## **DEMOLITION**

- SHP11 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.
- SHP12 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN36 and SPG Demolition Guidelines).
- SHP13 All applications should show clearly the extent of demolition works proposed (including partial demolition).
- SHP14 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

## **ROOF EXTENSIONS**

- SHP15 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. Some extensions at the rear and side of properties have also been detrimental. Any further extensions in the roof space should respect the integrity of the existing roof form. Existing original details should be precisely matched.

New dormers should respect the building proportions and window pattern as well as the symmetry of each pair.

Original timber sashes should be repaired or replaced to match - upvc or metal framed windows should not be used.

Front boundary wall, piers and coping stones should be retained. Re-instatement of railings with the original pattern will be encouraged



Any alterations or extensions at roof level should not alter the distinctive shape and profile.

Original features such as chimney stacks projecting eaves or architectural mouldings must be retained and if lost should be reinstated.

All original brickwork should remain unpainted. Stucco bands and mouldings on paired buildings or terraces should be painted to match

SHP16 Further dormers or "velux" type windows at the rear will normally be allowed if sensitively designed in relations to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.

SHP17 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.

## REAR EXTENSIONS/CONSERVATORIES

SHP18 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. Within the last twenty years some extensions have harmed the appearance of the Conservation Area and would no longer be considered acceptable. 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.

SHP19 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.

SHP20 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings. Generally two storey side extensions would not be acceptable. There are some sensitive cases where no extension or further extension can be permitted; in particular, properties that back onto Hampstead Heath that are included within the Article 4 Direction.

SHP21 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

## TREES AND LANDSCAPING

- SHP22 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.
- SHP23 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any trees sensitively into the design of any development, and demonstrate that no trees will be lost or damaged before, during or after development. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees.
- SHP24 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- SHP25 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

## FRONT GARDEN AND BOUNDARIES

- SHP26 Boundaries in the Conservation Area are formed by hedges, walls and gates. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. Dominant railings are usually not acceptable. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. The original features of the boundaries vary. The low walls alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.

The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas within the South Hill Park Conservation Area.

## SHOPFRONTS/ADVERTISEMENTS

- SHP27 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.
- SHP28 Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the street, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and the loss of those shopfronts identified under Shopfronts of Merit and any other historic/original shopfront will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area.
- SHP29 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings.



Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level.

### **SHOPFRONT SECURITY**

- SHP30 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:
- a. the strengthening of shopfronts;
  - b. the use of toughened or laminated glass;
  - c. internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
  - d. improved lighting.
- SHP31 There will be a general presumption against the use of external security shutters, grilles or mesh on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or mesh to be considered. A separate leaflet is available on Shopfront Security.

### **SATELLITE DISHES**

- SHP32 Dishes are not normally acceptable where they are positioned on the main facade of a building or in a prominent position easily seen from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

### **ESTATE AGENTS BOARDS**

- SHP33 Legislation concerning the display of advertisements is contained principally in the Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended). The Regulations also identify fourteen classes of advertisement that have "deemed consent". Deemed consent can be restricted (Regulation 7) or discontinued (Regulation 8). A profusion of estate agent's boards can have a detrimental impact upon the environment in terms of visual clutter. A direction under Regulation 7, of the Regulations, is in force in the Conservation Area where, as a result, deemed consent for estate agent's boards does not apply. No boards will be granted consent, except in exceptional circumstances, because of their effect on visual amenity.

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