

Heritage Statement

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Erection of extensions and a triple bay garage

Myrtle House, Nottingham Road North Heronsgate, Chorleywood

WD3 5DB



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1.0 INTRODUCTION

- 1.1.1 This heritage statement has been prepared to support a planning application for extensions and the construction of a new garage at Myrtle House, Nottingham Road North, Heronsgate, Chorleywood, WD3 5DB.
- 1.1.2 The application site is located within the Heronsgate Conservation Area.
- 1.1.3 The property on site is not statutorily listed but was recommended for inclusion in the list of locally significant buildings as part of the Conservation Area Appraisal process in 2014.

2.0 SITE & SURROUNDING AREA

2.1.1 History

The application site is located within the Heronsgate Conservation Area which was designated by Three Rivers District Council on 11 February 1993. It forms a distinct low-density area of housing in the Green Belt, adjacent to Long Lane, to the south of Chorleywood and adjacent to Junction 17 of the M25. A Conservation Area Appraisal was published in April 2012. At this time the 59-hectare area comprised some 70 detached houses and 16 semi-detached houses. Many of the houses had summerhouses, garden sheds and occasionally an outdoor swimming pool or tennis court. In addition, at that time, there was also a small Anglican Church, a public house, a community hall and a riding establishment. Until 1973 there was a preparatory school called Beaumont House at the south-western end of Nottingham Road South, now in private residential use.

2.1.2 The boundaries of the Conservation Area largely coincide with the former boundary of Heronsgate Farm, first recorded in the C16th. The farm was a traditional mix of arable and pastureland, and was bought in 1846 by the Chartist, Feargus O'Connor. The Conservation Area Appraisal records that:

'The Chartists were a working-class organisation that arose after the 1832 Reform Bill. The Chartists' aims were to tackle the inequalities and corruption that remained in 19th century England. The reforms that they proposed were published in the Charter of 1838 and contained the following six reforms:

(a) one man, one vote

(b) secret ballots

(c) MPs need not be landed gentry

(d) payments to MPs allowing poorer people to stand

(e) equal size constituencies, and

(f) annual parliaments'

2.1.3 Feargus O'Connor was a leading member of the Chartist movement and set up the Chartist Co-operative Land Society (or Company). The aim of the company was to provide the working man with the opportunity to own land which would provide self-sufficiency and the vote. Shares in the company were sold and there were draws to see who had won the chance of a plot and hence a new life. Heronsgate Farm was bought to be laid out in 36 plots which was supervised by Feargus O'Connor. The settlement had the early name of 'O Connorville'. The plots each contained a house close to the plot frontage. Houses were either detached double fronted cottages or pairs of semi-detached two storey houses. Originally these were

finished with render and had slate roofs. The roads were sufficiently wide (9ft) for a horse and cart and were named after existing industrial towns in England. The rationale being that this would provide familiarity for new settlers. Nottingham Rd, lying parallel to Long Lane bisected the site. Heronsgate was the first of a number of similar settlements in Gloucestershire, Oxfordshire and Wiltshire.

2.1.4 Unfortunately the experiment in self-sufficiency at Heronsgate failed due to several reasons including poor harvests associated with poor weather, a lack of rents and poor management. Workers with transferable skills found that they could sell their skills in the locality and that there were alternative sources of income other than the land. Over time the plots changed hands and the original buildings were altered and enlarged. The settlement was a pleasant place to live and attracted London commuters. A considerable change in the appearance of the buildings on the plots took place in the late C19th and early C20th as they were altered and enlarged. Former agricultural plots became large gardens for highly desirable private domestic properties.

2.2.0 Site



Figure 1: Front elevation of Myrtle House facing west

The application site is located on the east side of Nottingham Road North. The applicants possess historic title documents which enable them to precisely identify the plot of Myrtle House from the start of the Heronsgate Estate as plot 10. The plots were identified by their tenants or the original plot numbers or the for a considerable time. The current house names are relatively recent. The estate plan dating from 1848 is reproduced below with the approximate position of Myrtle House circled. As well as the landscape view of the settlement the document provides an estate plan and illustrates the types of houses built on the estate. Myrtle House is thought to have originally been one of the single storey, double

fronted dwellings(circled). It is circled on the document. The owner is identified as Mr John Wallwark of Ashton.

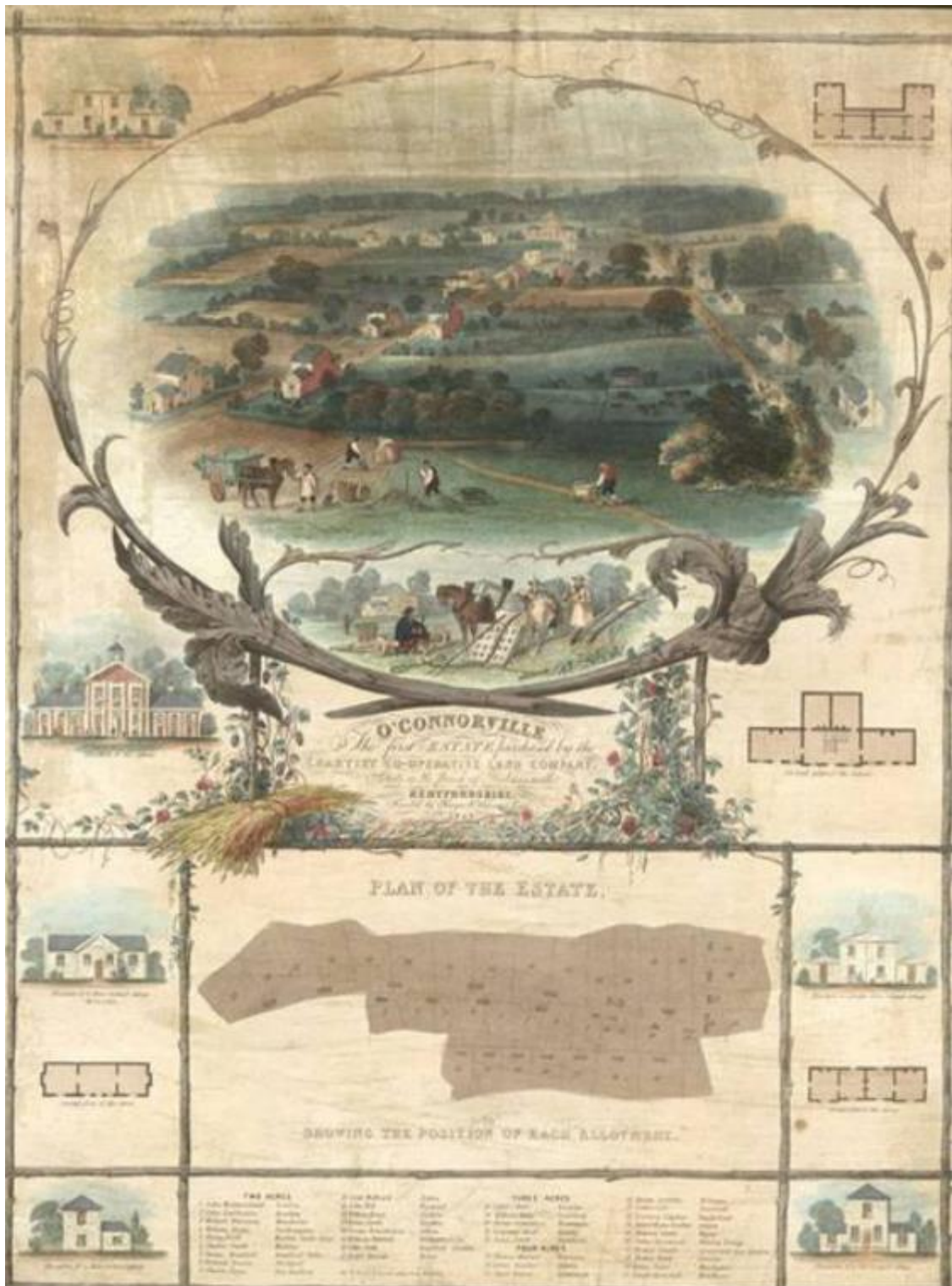


Figure 2: 1848 estate plan of Herongate. Approximate position of Myrtle House, formerly Myrtle Cottage, circled on landscape view and as plot 10 on the plan. The building was originally a single storey cottage

2.2.1 The plot is identified clearly in a conveyance dating from 1853 between William Goodchap and William Dimmock. This illustrates the original dwelling close to the road frontage of the site. One of the references to the C19th extensions to Myrtle House in Ian Foster's history of Heronsgate (see below) indicates that they were 'mostly completed' by 1888.

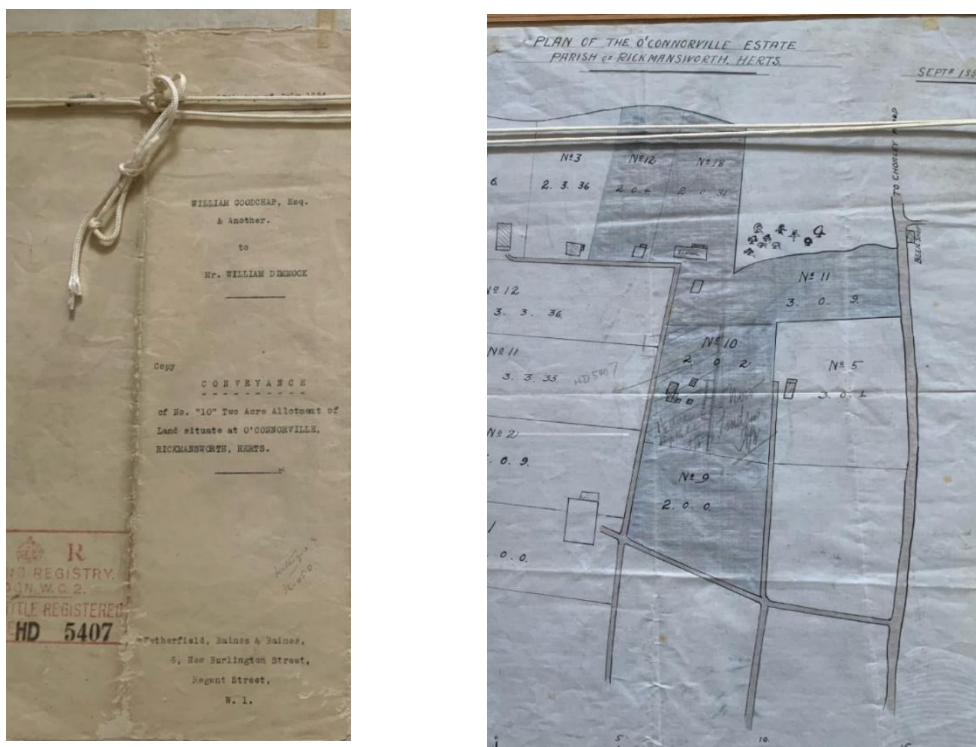


Figure 3: Original dwelling close to road frontage

2.2.2 Conveyance documents dating from 1922 illustrate the footprint of the dwelling very much as the property is today, together with the separate outbuilding (stable) to the north-east corner. Additional outbuildings in the garden included a garage/shed/aviary and a summer house.



Figure 4: Conveyance documents

but to this has been added a first floor and projecting two storey bay windows either side of an added projecting, enclosed front porch. The proximity of the building to the front boundary of the site with the retained historic boundary hedgerow frustrates the capture of an image of the full front elevation.

- 2.2.5 The applied nature of the bay windows can be identified from the straight brick joint exposed under the render to the left side of the façade, as shown below.



Figure 6: Straight brick joint exposed

There is a possibility that original position of the front door is now retained as an internal opening although the front doorstep appears to remain in situ. Traces of the black and white tiles of a front path are discernible both inside and outside the applied porch, this is likely to be part of the Victorian alterations of 1888. The front door may retain the upper panel of an original door but the whole has been considerably altered over the years.

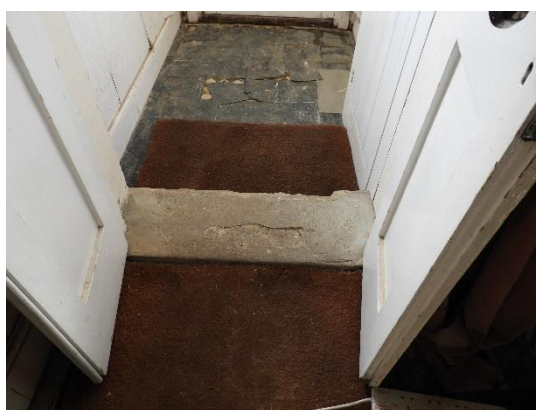


Figure 7: Doorstep

2.2.6 It is considered likely that there have been three periods of adaptation of the original Chartist cottage. The first being the major expansion of the dwelling both upwards and to the rear in two wings in the later C19th. There is also a single storey extension to the north side of the front of the building as well. It been suggested by the Council, in the local list description that this is the remnant of the original cottage. This is thought unlikely, as the removal of internal plaster illustrated below shows the straight joint of an addition to the right-hand build, itself thought to be the original cottage. The third period of addition involves the single and two storey additions to the south side. Stylistically, given the window design, it is thought that the latter are likely to date from the early C20th including a modification of the Victorian extensions.



Figure 8: Interior wall of single storey extension to dwelling, butt jointed to original exterior wall



Figure 9: North elevation showing single storey addition



Figure 10: Rear elevation to the left: south facing side elevation to the right

2.2.7 The late C19th and early C20th additions have resulted in a sprawling interior with inefficient use of space, but little changed in a considerable period. Josephine O'Reilly a former owner of the house published a book in 1946 (*The Hidden Gem* published by Longmans, Green and Co) which detailed her experience of living there for a year. In the book she describes it as having 5 bedrooms and three sitting rooms, just as it is now. She also describes it as previously being used as offices for an insurance company.

2.2.8 The former plot land around the house is now a mature garden characterised by trees and enclosing hedgerows. To the north of the dwelling a two-storey height outbuilding is retained. This also appears to date from the time of the C19th expansion of the dwelling. It is white painted and constructed of corrugated metal with a similar metal roof. It was evidentially constructed for use as a stable and carriage storage. Other former chartist outbuildings still located to the immediate rear of the house in 1922 have since been demolished with only vestiges of walls remaining below the gravel surface to the rear of the house. The summer house and aviary on the 1922 plan remain.



Figure 11: Two-storey high outbuilding

2.3.0 Surrounding Area

The application site forms part of the Heronsgate Conservation Area which corresponds to the extent of the Chartist settlement established by Fergus O'Conner (see 2.1.0 above). The Conservation Area is remarkable for retaining the general form of the settlement, the boundaries are intact, and the highways are identifiable as originally laid out. The original buildings have altered over time and additional buildings have been added but the maintenance of the boundary hedgerows, which are a key and defining feature of the landscape, in addition to the development of mature planting serves to preserve the feeling of 'otherness' or separation of the Conservation Area.

2.3.1 The desirability of the area as a place to live in the late C19th saw the physical alteration of the original cottages into larger family houses as has occurred on the application site. This development has continued in the C20th. The immediate environs of the application site represent the continuation of the feeling of green enclosure characteristic of the Conservation Area as a whole.



Figure 12: View northwards past the application site up Nottingham Rd Nort, past 'The Croft' north of Myrtle House.



Figure 13: View southwards from the application site down Nottingham Rd North illustrating the proximity of a dwelling called 'The Hopgarden', to the highway frontage but behind the established historic boundary hedges.

Information Sources: Heronsgate, Freedom, Happiness and Contentment by Ian Foster: 1999: published by Manticore Europe Ltd.

The Hidden Gem by Josephine O'Reilly:1946: Longmans, Green and Co.

Heronsgate Conservation Area Appraisal: Beams: 2014

Archive documents in possession of applicants.

3.0 PROPOSAL

- 3.1.1 The application proposal includes details of a scheme to modernise and extend the existing dwelling in a manner that unifies the current disparate design elements and a proposal to build a new outbuilding to serve as a garage.
- 3.1.2 The extensions to the house will include the provision of a first floor addition above the existing single storey north wing, with a pitched, hipped, slate roof; the replacement of the existing flat roof with a pitched and hipped slate roof over the existing two storey south wing; a two storey addition to the rear, east facing elevation, including a two storey projecting bay window; the enlargement of the existing single storey lean-to extension with new timber external door and sash window; reconfiguration of the roof of the existing flat roofed single storey addition on the south elevation to include a glazed lantern light behind a parapet with stone coping.
- 3.1.3 The works will include the rationalisation of window design with the use of painted timber sliding sash casements throughout, with stone sills. Recessed blind windows will be inserted at first floor level into the proposed and existing flank extensions to provide balance to the front elevation. The existing various roughcast render finishes will be removed and replaced with a smooth lime render. The deep oversailing eaves will accommodate this addition with minimal impact on the external appearance of the building.
- 3.1.4 The existing flat roofed projecting porch with balcony above and opening doors will be removed. A new window opening fitted with a sliding sash window to match those existing and proposed will be centred over the entrance door. A new 6 panel, painted timber front door with raised and fielded panels in a timber frame and glass fanlight will be inserted in the existing internal doorway. A painted timber doorcase of classical design, incorporating moulded pilasters and reveal linings with a lead roofed canopy and brackets will be fitted around the opening.
- 3.1.5 A new garage will be constructed on the area of lawn to the north of the house but set back from the front boundary of the house.. It will be served by the existing vehicular access to the site. The single storey building will have a horizontal, timber boarded finish to the walls under a slate roof. There will be three pairs of timber doors with vertical boards. All existing boundary hedgerows will remain intact.
- 3.1.6 The existing stable building will be retained and repaired.

4.0 POLICY CONTEXT

4.1.0 National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

This is the key legislative control for the historic environment.

Section 72 (2) refers to conservation areas and states that;

‘Special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.’

4.2.0 National Planning Policy Framework

A core principle of the National Planning Framework (the Framework) is to conserve heritage assets, so that they can be enjoyed for their contribution to the quality of life for this and future generations. Paragraph 190 requires that account be taken of, inter alia

- *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- *the desirability of new development making a positive contribution to local character and distinctiveness*

4.2.1 Paragraph 194 states that

‘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 sufficient to understand the potential impact of the proposal on their significance.’

4.2.2 Paragraph 197 advises that in determining planning applications local 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*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.2.3 Paragraph 199 states that

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

4.2.4 Paragraph 200 advises that

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

4.2.5 Paragraph 201 discusses less than substantial harm thus,

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal’

4.2.6 Further advice with regard to assessment of impact on non-designated heritage assets is provided in paragraph 203

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss of the significance of the asset.’

4.3.0 **Local Planning Policy**

Local plan documents for Three Rivers DC relevant to this application comprise the Core Strategy (October 2011) and the Development Management Policies LDD (July 2017). The Core Strategy sets out the overarching policies within which development management policies are developed. The Development Management Policies LDD includes the following,

‘DM3 Historic Built Environment.

a) When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets and to putting heritage assets to viable and appropriate uses to secure their future protection. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

.....

c) Conservation Areas Within Conservation Areas development will only be permitted if the proposal:

i) Is of a design and scale that preserves or enhances the character or appearance of the area

ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context

iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges

iv) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention

v) Does not harm important views into, out of or within the Conservation area

vi) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area 14

vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

d) Within Conservation Areas permission for development involving demolition or substantial demolition will only be granted if it can be demonstrated that: i) The structure to be demolished makes no material contribution to the special character or appearance of the area; or, ii) It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or iii) It can be demonstrated that the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area.'

4.4.0 **Policy Guidance**

4.4.1 **Conservation Principles, Policies and Guidance. English Heritage (now Historic England) April 2008.**

This is the core document which sets out the approach to the protection of the historic environment. It states that the idea of significance lies at the core of the principles. And

'Significance is a collective term for the sum of all of the heritage values attached to a place.'

4.4.2 Since people can value historic places in many ways, this document shows how they can be grouped into four categories of values i.e., evidential, historical, aesthetic and communal values.

4.4.3 **Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2. March 2015**

The purpose of this advice note is to provide information to assist all parties involved in the implementation of historic environment policy in the NPPF. It points out at Paragraph 4 that:

"Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets that they may

affect. The first step is for all applicants to understand the significance of any affected heritage asset and if relevant the contribution of its setting to its significance”

- 4.4.4 The advice note provides guidance on a structured approach to the assembly and analysis of relevant information. This includes the understanding of both the significance of a heritage asset and the impact of any proposal on that significance together with considering the need to avoid, minimise or mitigate any impacts on significance as well as looking for opportunities to enhance significance. The degree to which information is gathered will depend on the nature or level of significance/impact in each individual case.

5.0 ASSESSMENT

5.1.0 Introduction

The heritage implications for the application proposals are two-fold:

1. The potential impact of the proposed alterations and extensions on significance of Myrtle House as a non-designated heritage asset.
2. The potential impact of the proposed alterations and extension to Myrtle House and the proposed garage outbuilding on the significance of the designated heritage asset, the Heronsgate Conservation Area.

5.2.0 **Significance/Character**

- 5.2.1 The application of the Historic Environment policies in the NPPF requires that an understanding of the significance of any heritage asset that may be affected by development is demonstrated as the basis for decision making. The level of detail:

‘should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on (their) significance.’ (NPPF p194).

- 5.2.2 Advice on the assessment of significance is provided by Historic England in ‘Conservation Policies, Principles and Guidance. April 2008’ (see p. 4.5.1 above). Stating that

“Significance is a collective term for the sum of all of the heritage values attached to a place.”

It identifies the groupings of values for assessment which are evidential, historical, aesthetic and communal values.

- 5.2.3 Myrtle House was recommended for inclusion in the local list of significant buildings within the Three Rivers Council’s administrative area in the 2014 Conservation Area Appraisal. Whilst there is no apparent confirmation of this status, the identification of the relative importance of the building is sufficient for it to be regarded as a non-heritage designated asset. The description of the dwelling (see 2.2.3) refers to its form as a much-altered dwelling of the late C19th and early C20th. It notes that:

‘The original Chartist house has now been subsumed within later 19th C. extensions the small wing to the left-hand side may give an indication of the scale of the original cottage.’

It is thought that the existing single storey extension on the north elevation is very unlikely to be a remnant of the original Chartist cottage. Indeed, the cottage is more likely to correspond to the existing rooms either side of the main door and central passage. Notwithstanding this, the building retains evidential and historic significance since there is documentary proof of its origins as one of the first buildings within the settlement on plot

10. Aesthetically and communally, it illustrates the development of the settlement through the later years of the C19th as the use of the land and its method of occupation altered after the collapse of the founding rationale for the settlement.

5.2.4 The significance of the Heronsgate Conservation Area lies in the physical evidence it provides of the first Chartist settlement that can still be traced on the land and the remains of buildings and plots of the laying out of the settlement. In addition, there is the historic association with Feargus O'Connor, prominent MP and social reformer associated with the Chartist movement and founder of Heronsgate. The aesthetic significance of the settlement has changed overtime. The landscape has developed from the agrarian landscape of the early years of the foundation to the private, suburban character of enclosed plots interspersed with meadows, well-tended gardens and mature trees that has occurred since the original purpose of the settlement gradually failed. The simple homes of the original plots are now mostly subsumed into notable examples of Victorian and early Edwardian domestic architecture which have their own aesthetic value.

5.2.5 The Conservation Area is now a relic of a social housing/living experiment overlain by the alternative development of the later C19th as the original population, by necessity, adapted its economic expectations to changing circumstances. The simple plots and homes of the early settlers have now gradually altered and developed to result in an area occupied by highly desirable homes set in spacious, tranquil, landscaped plots. However overall, the area must be considered to have a high level of both local and national significance due to the uniqueness of the housing/living experiment that underlay the establishment of the settlement and the fact of the physical survival of much of the original layout.

5.3.0 Assessment.

Impact on Myrtle House

The original Chartist cottage of the foundation of the Heronsgate settlement has altered out of all recognition from the original simple single storey cottage depicted on the 1848 document illustrated on page 4. The two main ground floor rooms at the front of the house are most likely to hold evidence of the original building, however even these are disguised by the large bay windows to the front of the property. The simple cottage has already been engulfed by the C19th additions to the upper floor and rear. The flat roofed extensions to the side set a discordant note. The combination of the roof and window shape and design is completely at odds with the otherwise restrained and conventional form and appearance of the existing, mainly late C19th house. The small extension to the north side appears to be something of an afterthought, a convenient addition that pays limited respect to the form of the whole building. The projecting porch appears to be a functional addition which detracts from the symmetry of the projecting bay windows.

- 5.3.1 The proposed additional floor to the north side under a hipped roof, and replacement of the flat roof of the existing first floor extension will provide an appearance of balance to the front elevation of the building. The additions to the footprint of the building are limited to the two-storey extension to the rear and a modest reconfiguration to the existing single storey, lean-to extension. The extension to the rear will replicate the style of the original C19th accommodation in a manner which will read as a natural, balanced extension which will not detract from the whole. It will also occupy the broad footprint of the former sheds in the yard to the rear of the building depicted on the 1922 conveyance plan. The form of the extensions, the establishment of a single design of sash windows throughout the building together with the application of a unifying external lime render coat will provide a unity of design that the existing building does not possess.
- 5.3.2 In their entirety, it is considered that the scheme of additions and alterations will enhance and benefit the appearance of Myrtle House. They will not result in any form of harm to the significance of the building as a non-designated asset.
- 5.3.3 Impact on the Heronsgate Conservation Area.
It has been demonstrated above that the application proposals that relate to Myrtle House itself will enhance the appearance of this non-designated heritage asset. Myrtle House is an intrinsic part of the built fabric of the Conservation Area. By reason of its siting close to the highway and on a slight rise in Nottingham Rd North it occupies a relatively prominent position in the Conservation Area particularly to views from the south. Here the discordant southern elevation with its flat roofed two storey addition and mix of window styles is an assertive element in the street scene. The application proposals to refine and balance the appearance of the whole house will have a similar beneficial impact on the surrounding Conservation Area. Any works to improve the constituent buildings in the Conservation Area will have a similar positive impact on the Conservation Area as a whole.
- 5.3.4 The application proposal includes the provision of a single storey garage outbuilding. This will occupy an existing area of lawn to the north of the house. The building will be visible in views from the south but only when close to the house. It will be shielded by existing historic boundary hedgerows and mature trees surrounding the site. Even in the northward view below it will be tucked to the rear of the north elevation of the house if anything is glimpsed it will only be the top of the slate roof. It is considered that this building will neither detract from the setting of Myrtle House or the surrounding Conservation Area. It is similar in form and relative position to the host building on the site as other similar buildings with the Conservation Area, notably that at 'The Hopgarden' to the south of the site. (see also garages/outbuildings on other properties referred to in Planning Statement)



Figure 14: The outbuilding falls very much into the established pattern of additional service buildings which have been permitted over the years without detriment to either the setting of individual buildings or the Conservation Area as a whole.



Figure 15: Outbuildings tucked alongside dwellings, shielded by boundary hedges and trees

5.4.0 Adherence to policy – National Planning Policy

5.4.1 Section 72(2) of the Listed Buildings and Conservation Areas) Act 1990

‘Special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.’

The scope and scale of the application proposals are sympathetic in design terms to both the dwelling on the application site and the wider Conservation Area setting. The proposed outbuilding can be assimilated into the site without any detriment to the setting of the listed building or appearance of the wider area. The overall improvement to the site resulting from

the package of works will result in an enhancement of the Conservation Area in accordance with national planning policy requirements.

5.5.0 **Adherence to policy – National Planning Policy Framework**

5.5.1 Section 16 of the NPPF seeks the conservation of the historic environment. It recognises that heritage assets are an irreplaceable resource that

‘should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.’

Policy advice requires that there is an understanding of the significance of heritage assets to provide a basis for judging the impact of development proposals. There is a good body of evidence of the development of the Plot 10, Chartist cottage to Myrtle House as it is today. Its significance lies in survival, albeit not in the original form, from the inception of the estate to the present day. The value of the building, arising from its connection with the original Chartist settlement, has been diminished materially by the 1888 redesign of the original cottage which entirely subsumed the original Chartist cottage such that it is now impossible to identify with certainty which elements of the building are original. The subsequent alterations and extensions between 1888 and 1922 have reduced the aesthetic value of the 1888 classical Victorian design. The proposed plan seeks to restore that aesthetic.

5.5.2 It has been established that the conservation area has a high level of local and national significance in terms of the retention of the physical evidence of a rare experiment in social/economic living experience as a Chartist settlement. It is acknowledged that the demise of the purpose of the settlement eventually resulted in physical change to Heronsgate but that it has retained much of the layout and vegetation of the original. Over the years this has resulted in an attractive residential area characterised by spacious plots, substantial houses, narrow roads and considerable quantities of vegetation. The application proposals to modernise, extend and unify the external appearance of Myrtle House will improve the appearance of the existing building in a manner that does not result in any harm to the undesignated heritage asset that is the building itself or the designated heritage asset that is the Conservation Area. The insertion of a new outbuilding within the enclosure of the original hedgerows and existing heavily tree garden will similarly not result in harm to heritage assets. Accordingly, there is no conflict with NPPF policies.

5.6.0 **Adherence to policy – Local Planning Policy**

5.6.1 Local plan policies seek the protection of the historic environment in a similar manner to the requirements of the NPPF. Policy DM3 of the Development Management LLD states that development will only be permitted where it

- i) Is of a design and scale that preserves or enhances the character or appearance of the area*
- ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context*

iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges

The application proposals are considered to be fully compliant with these requirements.

6.0 SUMMARY

- 6.1 The application site contains a detached two storey dwelling, Myrtle House, with detached stable building set in a mature garden. The dwelling is not statutorily listed but has been assessed as having sufficient local interest to be added to the list of locally significant buildings. It has therefore been accorded the status of a non-designated heritage asset for purposes of discussion in this statement.
- 6.2 The dwelling is located within the Heronsgate Conservation Area which encompasses the site of 'O'Connorville', the first Chartist settlement established by Fergus O'Connor in 1848. The original purpose of the settlement, to provide individual plots of land and homes for working families to live by self-sufficiency and hence be eligible for the franchise by reason of owning land, failed for a number of reasons over time. Subsequently most of the modest houses on the plots were extended, in many cases quite considerably, in the late C19th and early C20th as the area became a desirable residential location for London commuters.
- 6.3 The applicants hold documentary evidence to prove that the site of what was originally a Chartist cottage on Plot 10 of the original development, occupied by a single storey double fronted cottage. This was altered and extended in 1988 and, it is considered further altered between 1888 and 1922, such that by at least 1922, the former cottage had become the two-storey dwelling currently evident on site. It also retained a detached tabernacle stable building to the north of the site.
- 6.4 The application proposal seeks permission for modest extensions to the existing building together with improvements to its external appearance by means of replacement roofs, a rationalisation of the fenestration, removal of an ungainly front extension and provision of a single lime render finish. It is also proposed that a new detached, single storey timber clad garage be erected on the plot.
- 6.5 The scheme of alterations will considerably improve and enhance the appearance of the existing building. The proposals can be easily assimilated into the plot in a manner that will not have any detrimental impact on the setting of the existing building or the surrounding Conservation Area. The proportionate and well-designed scheme presented in the application will enhance the site and Conservation Area. Accordingly, the proposal will be fully compliant with established national and local planning policies.

DLA Town
Planning

DLA
Heritage

DLA
Strategic

DLA
Commercial

DLA
Residential

DLA
Leisure

dlatownplanning.co.uk