

71 BEACONSFIELD ROAD, SE3 7LG

Heritage Statement

Date: October 2023

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. This heritage statement (HS) has been produced to support an application for planning permission for works involving a ground floor and part first floor rear extension. The scheme also includes replacement fenestration throughout and the re-rendering of the property. The development is proposed at 71 Beaconsfield Road, SE3 7LG, hereby referred to as the subject property. The subject property is located within the administrative boundary of the Royal Borough of Greenwich.
- 1.1.2. The subject property is located within the Westcombe Park Conservation Area (WPCA) and is within the setting of a non-designated heritage asset (58 Beaconsfield Road) and the setting of a grade II* listed building at no. 90 Mycenae Road currently in use as The Greenwich Steiner School (listed as The Woodlands). As such, any application for planning permission is required by national policy to be accompanied by a heritage statement detailing the significance of the affected asset and how it will be impacted.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Statement is to assess the impact of the proposed scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:
- identify the presence of any known or potential heritage asset that may be affected by the proposals;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
 - determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
 - assess the likely impacts upon the significance of the asset(s) arising from the proposals,
 - assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting; and
 - provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 METHODOLOGY AND SOURCES

- 2.1.1. This HS has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HS.
- 2.1.2. In addition to the above, the proposed scheme will be assessed in relation to its compliance with the following principal sources:
- The Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF), 2021
 - Planning Practice Guidance (PPG)
 - Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
 - Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Local Planning Policy and Guidance
- 2.1.3. The table below provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.4. Table 1 - Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports. Local History Societies online published material.
The client	Planning data	Drawings of the existing and proposed.

2.2 ASSESSING HERITAGE SIGNIFICANCE

- 2.2.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage ‘assets are an irreplaceable resource and 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.’
- 2.2.2. A heritage asset is defined in the NPPF (Annex 2) as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (i.e thought local listing).’
- 2.2.3. The framework (NPPF Annex 2) goes onto define significance as, ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’
- 2.2.4. Following Historic England’s Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008), significance can commonly be derived from five areas:
- Evidential Value: this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).

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- Historical Value: this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
 - Aesthetic Value: derives from the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal Value: this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
 - Setting: the setting of a heritage asset is defined in the NPPF as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ Setting is not an asset in itself.

2.3 DEFINITION OF HARM

- 2.3.1. Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 201 of the NPPF states that:
- 2.3.2. ‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...’
- 2.3.3. Paragraph 202 of the NPPF states that:
- 2.3.4. ‘Where a development proposal would 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 proposals...’
- 2.3.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.3.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.3.7. ‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’
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- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

2.3.8. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

2.3.9. 'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

2.3.10. In line with the above, this HS will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/ site, and, where relevant, heritage assets beyond the subject property/ site.

2.3.11. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

3 THE SUBJECT PROPERTY AND SITE

3.1 SITE LOCATION AND CONTEXT

- 3.1.1. The subject property is located on the east side of Beaconsfield Road: a wide, tree-lined avenue running straight in a north to south direction between Westcombe Park Road and Humber Road. No. 90 Mycenae Road (which is designated at grade II* as The Woodlands) is located 100m east of the subject property. There are a number of locally listed buildings within the surrounds, and the subject property is located within the Westcombe Park Conservation Area.
- 3.1.2. The area is primarily residential, comprising a disparate assortment of late Victorian, Edwardian, interwar and post-war buildings displaying a great richness and complexity of architectural detailing. A small number of fine properties from the 1880s and 1890s survive, along with good quality groups of early Edwardian paired and detached houses, smaller detached interwar dwellings of mixed quality and a number of post-war local authority blocks. Houses are generally two to three storeys in height, behind generous forecourts. Boundary treatments are of inconsistent variety and include examples of brick walls, timber fences and hedges. The area is characterised by its long, wide streets and, on Beaconsfield Road in particular, plot sizes are large. The wide spacing of the houses offers views through onto mature rear planted gardens.
- 3.1.3. The grounds of no. 71 Beaconsfield Road are spacious, relatively flat, bound by a low wall to the front and a timber fence to the rear. The house is an attractive single family dwelling in Tudor Revival style, predominantly rendered. The property is laid over a rectangular plan, under a hipped roof with chimneys. The principal elevation is three bays wide with an attached garage to the north; a projecting bay with exposed studding at first floor level is a striking feature. Joinery comprises metal multi paned windows and French doors, painted white.
- 3.1.4. The rear is plain, rendered and painted white. This aspect of the subject building is afforded good privacy due to mature foliage and vegetation within the garden providing ample screening. The subject property is neither a designated nor a non-designated heritage asset.



Figure 1. Front (west) elevation of the subject property.



Figure 2. Location of subject property.



Figure 3. Central and north bay of the rear elevation.



Figure 4. Central and south bay of the rear elevation

3.2 HISTORICAL CONTEXT

- 3.2.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW

- 3.2.2. First recorded in the 11th century, Westcombe was one of three shallow valleys (combes), which stretched from Charlton in the east to Greenwich Park in the west. The three combes, once part of the Manor of Lewisham, had been donated during the Monastic Reform of the English church by King Edgar of England († 975) or other nobles to the Benedictine Abbey of Ghent. Westcombe itself extended from Westcombe Hill in the east to Maze Hill in the west, and from Woolwich Road in the north to the edge of Blackheath in the south.
- 3.2.3. By the 13th century Westcombe had been separated and was held by the Manor of Dartford. A century later the area fell to the Crown and was then bestowed to various nobles for their services. Subsequently, the estate passed through gentry as a rural retreat, which included a medieval manor house as the centre of its operations. In the early part of the 18th century, the estate was purchased by Henry Herbert, 9th Earl of Pembroke, (1693-1751) who apparently pulled down and rebuilt a mansion in its place. Soon after parts of the estate were leased for development, which initially comprised a handful country houses set within landscaped grounds, most notably The Woodlands. By 1875 the entire estate was partitioned and sold.
- 3.2.4. The opening of a cut-and-cover tunnel between Greenwich and Maze Hill in 1878 allowed easy access to Central London, and the area became attractive for residential expansion. Initial plans to develop Westcombe as a garden suburb never materialised. Ultimately, Westcombe Park Estate Co. became the principal landowner; circa 1878 the company laid out roads, sewers and drains, but left the building to

individual developers who only had to adhere to building lines, stay within the density matrix, and achieve a minimum property value. Progress, however, was slow and dampened further during the 1880s due to a period of economic decline. The area was consequently built up in a piecemeal fashion, from larger villas along Westcombe Park Road and at the top end of the estate streets, to increasingly smaller houses and dense terraces downhill, towards the north.

3.2.5. Beaconsfield Road developed with houses advertised 'for gentlemen' in the early 1880s along its west side, although the east side of the street remained part of the Woodlands estate until the early 20th century. Parts of Woodlands were sold to enable building activity in 1913 and the mid-1920s, which accounts for the stylistically diverse architectural landscape of the locality. In the latter half of the 20th century a number of properties were demolished to deliver municipal housing, comprising several blocks of flats along the northern extent of the road.

3.2.6. The following section will review the subject property and its evolution over time based on available map-based evidence. The approximate position of the subject site is identified with a red dot or is circled in red on the following maps.

John Rocque's Survey of London and the country 10 miles around London. 1746

Throughout the 18th century, the site was located within the landscaped grounds of Westcombe Manor, surrounded by a largely rural environment interspersed with farm holdings and large country houses. At this time, development within Greenwich concentrated along the river frontage.



Essex Sheet LXXXI

Published: 1870 to 1882

By the OS of 1870, Greenwich experienced a period of expansion, yet much of the parkland surrounding Westcombe Park remained undeveloped and the site continued to form part of these undeveloped grounds.

By this time, a sizeable estate comprising a country house and a number of ancillary buildings emerged to the east of the application site, set within landscaped surroundings. This became known as The Woodlands.

The south of Westcombe Park Road has been fully developed. A number of farm holdings persist.



London Sheet XII.NW

Published: 1894 to 1896

By the survey of 1894, the conservation area had been largely developed with all major streets laid out. The majority of the houses were built as spacious detached properties or semi-detached pairs, with more modest terraced properties in proximity to the Westcombe Park railway station.

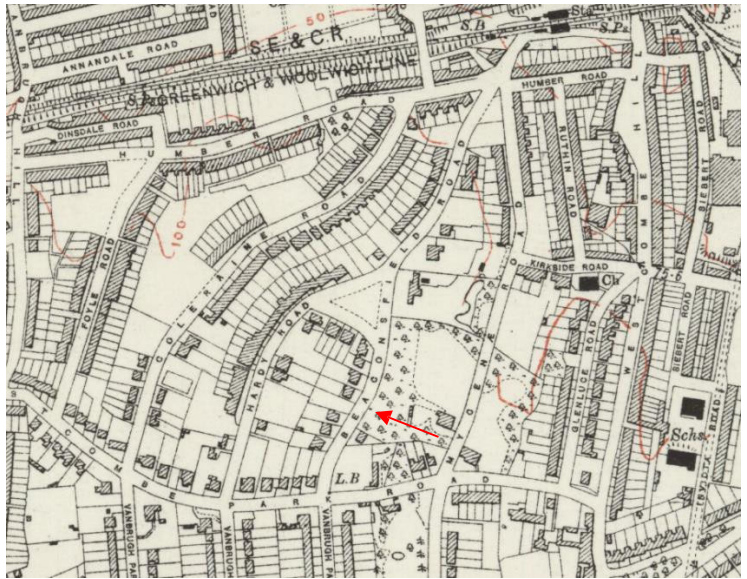
Whilst Beaconsfield Road was beginning to take shape, The Woodlands retained a large proportion of its gardens and pleasure grounds, including the application site and the adjoining area.



London Sheet Sheet P

Revised: 1914, Published: 1920

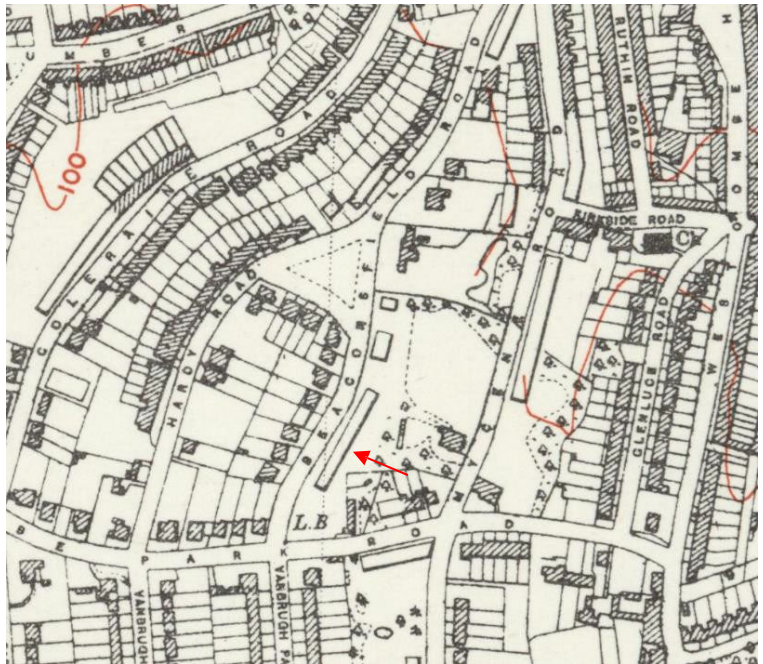
The 1914 Ordnance Survey map indicates that by this time many more houses had been built, although there were still a large number of undeveloped areas remaining, including the application site. The Woodlands continued to retain parts of its extended curtilage until the late 1920s, when land was sold off and the east side of Beaconsfield Road was developed.



London Sheet P

Revised: 1938, Published: ca. 1946

The application property first appears as a development site laid out for construction on the 1938 Ordnance Survey map. At this stage the no plots or houses have been laid out, only a long unshaded block to indicate that development has been earmarked for the site.



London Sheet P

Surveyed: 1952, Published: 1953

Here, no. 71 appears much like it does today, in footprint. The map shows the layout of the house as conforming to current parameters, including an attached garage to north, a side stack to south and the gabled projection seen on the western frontage. Woodlands House has been converted to a convent and has gained a large rear addition.



2020 Google Earth Image

The property appears to have remained unchanged throughout the 20th to 21st centuries, in footprint. No change to the subject property or to the plot is noted.

A new block of flats has been built in the grounds of Woodlands between the subject property and the grade II* listed building.



4 STATEMENT OF SIGNIFICANCE

4.1 SUMMARY OF HERITAGE ASSETS

- 4.1.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area. It will also set out the principal heritage values that contribute to the significance of the study site/ subject property.
- 4.1.2. Each relevant category of heritage value, as set out in section 2 above, will be addressed in turn for the subject property.
- 4.1.3. This HS has been informed by a 100m search area beyond the subject property. The size of the search area has been determined based on the prevailing circumstances within the adjacent area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.1.4. The subject site is not listed, nor is it identified as a locally listed property. Three heritage assets have been identified within the 100m search area surrounding the subject property. These include the Westcombe Park Conservation Area within which the site lies, the grade II* listed no. 90 Mycenae Road (listed as The Woodlands) to the east and no. 58 Beaconsfield Road to the west, which is identified on the Royal Borough of Greenwich’s Local Heritage List.
- 4.1.5. Following Step 1 of the Historic England settings guidance The Woodlands and no. 58 Beaconsfield Road have been scoped out of further assessment as they will not be materially affected by the proposed development, nor will they be appreciably affected by a material change to the contribution of setting to its significance. This is based on a number of factors, including: the nature of the proposed scheme, the distance of the assets from the subject property; the relative location and topographic position between the assets and the subject property; lack of intervisibility; the orientation, nature, extent and scale of intervening built form, vegetation and landscape features; the sensitivity of the assets, and their corresponding heritage values, to the proposed change to the subject property; and, the nature and scale of the proposed changes within the subject property having no material effect on the values that contribute to the heritage significance of the asset(s) identified.
- 4.1.6. There is 1 heritage asset that will be affected by the proposed scheme. This is:
- Westcombe Park Conservation Area
- 4.1.7. Those assets with a potential to be subject to change will be considered in more detail below.
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4.2 ASSET DESCRIPTION

WESTCOMBE PARK CONSERVATION AREA

Description

- 4.2.1. The Westcombe Park Conservation Area was first designated in 2002. A Character Appraisal and Management Strategy for this conservation area were published in March 2010.
- 4.2.2. The conservation area is primarily residential and covers around 53.39 hectares, lying in the north western portion of the Borough of Greenwich. The topography is distinctive: Westcombe Park Road is the highest part of the Conservation Area at around 50m above sea level; the landscape then drops dramatically towards the north, down to the railway line which is at 30m above sea level. Wide leafy streets, straight, curving, and serpentine, run north to south following the gradient. Building stock comprises Georgian, Victorian, Edwardian, and interwar houses, predominantly two to three storeys, detached, paired and semi-detached, set on generous plots. The patchwork of styles accounts for a wealth of architectural detail and the inventive use of traditional materials, in a range of colours and textures, including yellow stock and red brick, red brick dressings, clay tiles and slate, stucco and pebbledash render, terracotta, pargetting, faux-timber framing. Gaps in the built environment contribute significantly to the fabric of the townscape as these serve to provide green vistas allowing views of mature gardens to the rears of properties.
- 4.2.3. The locality developed from rural farmland including scattered agricultural holdings and parkland associated with grand country houses: primarily Westcombe Park, replacing an earlier medieval manor, and The Woodlands, erected in 1772. As compound socio-economic factors triggered a gradual division and sale of these sizeable estates, development emerged in piecemeal manner and on a speculative basis. This process began with the decline of Westcombe Park, which dissolved in its entirety circa 1875, commencing the largest stage of expansion. The Woodlands sold much of its land, first in 1913 and then again in the 1920s, accounting for latter phases. The Woodlands remains as the only building on the statutory register within the conservation area, listed at grade II*. Its early landscaped setting, however, has been almost entirely eroded by extant housing and is now confined to its immediate curtilage, bound by dense foliage permitting limited views from without.
- 4.2.4. Interwar infill development which has taken place has, for the most part, complemented the character of the area, introducing revival styles of appropriate scale, elevational design and choice of materials. However, post-war blocks of municipal flats and late 20th century additions, erected on sites cleared from earlier development are considered to have a detrimental visual impact on the character and appearance of the conservation area. At 4-storeys high and in most cases at least 12 bays wide, the housing blocks are out of scale and out-of-keeping with their surroundings. Unsympathetic alterations to period properties include dominant side and roof extensions, loss of original joinery, loss of soft landscaping and boundary treatments to enable parking, as well as poor quality rainwater goods replaced from original cast iron. The conservation area appraisal identifies these as features that detract from the special interest of the area.
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- 4.2.5. Beaconsfield Road includes a small number of fine properties from the 1880s and 1890s, along with good quality groups of early Edwardian paired and detached houses, smaller detached interwar houses of mixed quality and a number of poor quality post-war local authority blocks. Distinctive architectural features comprise pitched/hipped roofs, front facing gables, traditional joinery, arched window heads, canted ground floor bays, tall chimneys, recessed porches, projecting canopied porches, terracotta decorative panels and date stones, in addition to dormers. Due to increasing popularity of loft conversions, rooflights are now a feature to both fronts and rears of houses.
- 4.2.6. The contribution of the subject property to the significance of the conservation area is primarily expressed through its principal elevation. This façade has retained its original composition and features and is visible within the conservation area in views looking north and south along Beaconsfield Road. Notwithstanding, the prominence of the building is low due to the set-back layout of the dwelling from the street, and the mature planting in the front garden. The rear of the property remains largely hidden from the public realm and consequently does not provide any meaningful contribution to the conservation area. Dense hedging and mature foliage to the rear affords good privacy and provides additional screening.
- 4.2.7. Overall, the significance of the Westcombe Park Conservation Area is considered to be medium.

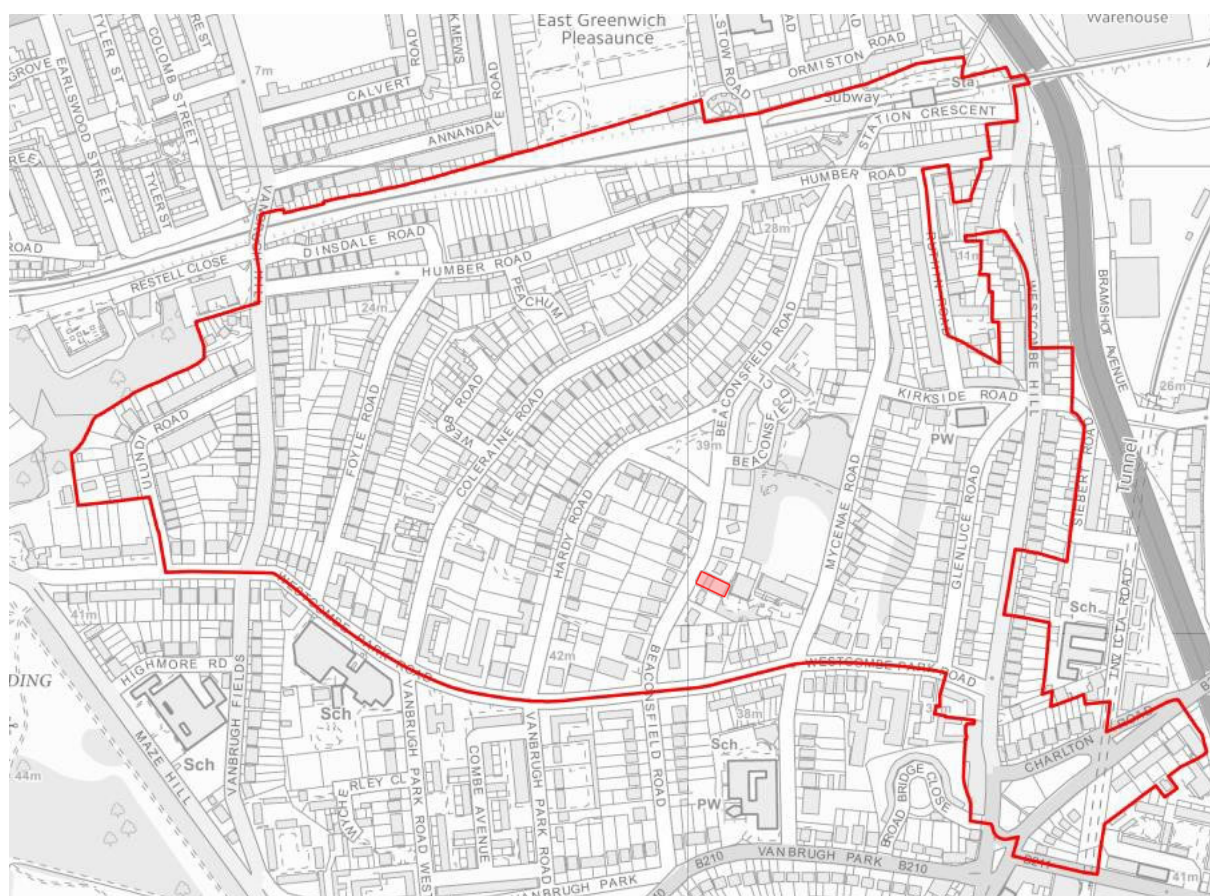


Figure 3. Westcombe Park Conservation Area Map. Subject property highlighted in red.

5 RELEVANT LEGISLATIVE & POLICY CONTEXT

5.1 INTRODUCTION

- 5.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 5.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 5.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF)
 - Local Planning Policy
- 5.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)
- 5.1.5. The following section will assess the likely impact of the proposed scheme on the significance of heritage assets.

5.2 RELEVANT POLICIES

THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 5.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect heritage assets.
- 5.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 5.2.3. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.2.4. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute
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to the achievement of ‘sustainable development’, through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 5.2.5. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 5.2.6. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- 5.2.7. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.2.8. Paragraph 11 of the framework states that ‘plans and decisions should apply a presumption in favour of sustainable development’.
- 5.2.9. Section 16, paragraphs 189 to 208, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 5.2.10. Paragraph 189 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 5.2.11. Paragraph 194 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.2.12. Paragraphs 199 to 208 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 5.2.13. Paragraph 199 of the framework states that, ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’
- 5.2.14. Paragraph 200 of the framework states that, ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably

scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

- 5.2.15. Paragraph 201 of the framework states that, 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.'
- 5.2.16. Paragraph 202 of the framework states that, '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 including, where appropriate, securing its optimum viable use.'
- 5.2.17. Paragraph 203 of the framework states that, '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 and the significance of the heritage asset.'
- 5.2.18. Paragraph 204 of the framework states that, 'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'
- 5.2.19. Paragraph 206 of the framework states that, 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

THE LONDON PLAN

HC1 Heritage Conservation and Growth

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

LOCAL POLICY

- 5.2.20. The local development strategy for the Royal Borough of Greenwich consists of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies adopted in July 2014.

5.2.21. Policy DH1

Design

Requires new development to be of a high quality, which should positively contribute to the improvement of both the built and natural environment. As such, developments should seek to complement the architecture of surrounding buildings, the established layout and character of the area and the appearance of the streetscene through design solutions which respect the scale, height, bulk and massing of the existing built form in the area, whilst seeking to use appropriate materials and external finishes.

5.2.22. In addition, Policy DH(a) of the Core Strategy states that residential extensions should be limited to a scale appropriate to the host building and the locality, and should be designed to respect the established pattern of development. Further guidance on residential extensions is contained within the Council's Residential Extension, Basement and Conversion SPD (2018). The SPD states that extensions should be sensitive to the original building and the buildings around it.

5.2.23. Policy DH3

Heritage Assets

The Royal Borough will protect and enhance the heritage assets and settings of Royal Greenwich, including the Maritime Greenwich World Heritage Site, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings, protecting the three registered parks and gardens, as well as Royal Greenwich's archaeological remains and areas of special character.

5.2.24. Policy DH(h)

Conservation Areas

i) Character and Setting

Planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character or appearance of the Conservation Area. The local scale, the established pattern of development and landscape, building form and materials will all be taken into account. Development on sites in the vicinity of a Conservation Area and which would have a visual effect on its character or appearance, should respect the setting of that area.

ii) Article 4 Directions

Where the character or appearance of a Conservation Area is threatened by inappropriate development, the Royal Borough will seek to control these through the use of Article 4 Directions.

iii) Protection of Buildings

Demolition of buildings and structures that positively contribute to the character or appearance of a Conservation Area will be resisted. Conservation Area consent for the demolition of buildings will

be given only when planning permission has been granted for redevelopment that complies with the character and setting requirements of this policy. When demolition is permitted, it will be subject to the building remaining until a contract for redevelopment is awarded and the timescale for implementation is agreed.

6 IMPACT ASSESSMENT

INTRODUCTION

- 6.1.1. This section will consider the impact of the proposals on the character and appearance of the Westcombe Park Conservation Area. The proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context.
- 6.1.2. The proposals will be assessed based on the policies and guidance set out by Historic England in Conservation Principles, Policies and Guidance (2008) and against criteria set by Historic England as published in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.
- 6.1.3. The overall impact of proposals can also be neutral, beneficial or adverse. The magnitude of change will be categorised as:
- negligible: no material change
 - minor: changes that only make a small difference to the ability to understand and appreciate the context or setting;
 - moderate: a change that makes an appreciable difference to the ability to understand the context or setting;
 - substantial: a fundamental change in the appreciation of the resource and context or setting.
- 6.1.4. This chapter should be read alongside the Design and Access Statement and drawings by Model Projects.

6.2 OUTLINE OF THE PROPOSALS RELEVANT TO THE ASSESSMENT

- 6.2.1. The proposed scheme is for a part first floor extension at rear and a new rear extension.
- 6.2.2. The extension will be rendered and painted in keeping with the host property, and the fenestration will comprise black aluminum crital style windows and doors that reference the original design of the house. The first floor element is a hipped roof projection in a nod to the vernacular design of the building.
- 6.2.3. Other minor works include the replacement of timber framed metal fenestration throughout with units matching the appearance of the existing (in aluminium), save for the first floor southern window which will be slightly enlarged. All units will be fitted with a slimline double glazing. In addition it is proposed

to re-render the property with insulated render, install new rain water and soil vent pipes and front door which are in keeping with the character of the property.

6.2.4. For full details of the proposed scheme the supporting planning documents should be viewed.



Figure 4. Existing elevations and sections



Figure 5. Proposed elevations and sections

6.3 IMPLICATIONS

IMPACT OF THE PROPOSALS ON THE WESTCOMBE PARK CONSERVATION AREA.

6.3.1. The proposed ground and part first floor extension will be located to the rear of the subject property and will not be visible from Beaconsfield Road or from the public realm. The gap between no 71 and 69 Beaconsfield Road will remain unchanged. Glimpsed oblique views towards the rear elevation of the house may be possible from the rear gardens of neighboring properties, although dense, mature foliage within and along the edges of the site only allow only glimpses in the winter months. The high quality design and detailing of the proposals will complement the existing house, allowing it to continue to sit comfortably within its surroundings without impacting the character and appearance of relevant built environment. Rear extensions with gabled first floor additions are common throughout the conservation area and therefore characteristic of the built environment. This can be seen at the rear of adjoining buildings, no. 69, 65, 63 to the north of the subject site, in addition to many others. Stylistically, the front facing gabled element, as well as apparent asymmetry, is typical of Tudor architecture which inspired the revival houses distinctive of Beaconsfield Road. A hipped roof for the rear extension double storey component is chosen in this instance to match the hipped roof on the front elevation.



Figure 6. 3D Google Earth (2023) image showing the rear of the subject property (marked by an arrow) and dwellings along Beaconsfield Road, the majority of which include rear extensions and a first floor front facing gable element at rear. Rooflights are also present on many dwellings.

- 6.3.2. The extension is subservient to the host property and will not appear as an incongruous addition. It has been designed to provide much needed additional space in the house which is currently small with cramped rooms, without detracting from the overall interest of the dwelling. The existing rear elevation is plain and makes a neutral contribution to the conservation area. The proposed extension will not have any impact upon the neighbouring properties or views within the conservation area and is considered to preserve the character and appearance of the conservation area.
- 6.3.3. The re-rendering of the property with insulated render will have no impact on the external appearance of the house and all detailing including exposed studding to the front elevation is to be retained. Replacement fenestration has been designed to be in keeping with the character of the house and the slimline double glazing will not be visible from the exterior. As the house is set back from the road, the property is not a prominent feature in the street scene of Beaconsfield Road and consequently, no impact will be made to views looking north or south as a result of the proposals.

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- 6.3.4. The front and rear garden with mature shrubs and trees will be maintained, preserving the special character of the area.

SUMMARY

- 6.3.5. The proposed development is of high quality and is sympathetic to the character of the subject property and the appearance of the conservation area. The overall impact of the proposals on the Westcombe Park Conservation Area is therefore considered to be neutral.

7 CONCLUSIONS

- 7.1.1. The NPPF 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. This HS has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.
- 7.1.2. One heritage asset has been identified that has the potential to be sensitive to the proposed scheme. This is:
- The Westcombe Park Conservation Area
- 7.1.3. The proposed scheme has been assessed against any potential impact on heritage assets that might result in a loss of significance, and it has been determined that the relative significance of identified heritage assets will be sustained and the character and appearance of the conservation area will be preserved.
- 7.1.4. The proposed scheme will be sympathetic to the assets' significance and is appreciative of their surroundings, in accordance with policy HC1 of The London Plan.
- 7.1.5. In addition, the development is in adherence with policies DH1, DH3, DH(a), and DH(h) of the Local Plan as the scheme is a high quality design that relates well and connects to its surroundings, whilst preserving the historic interest and heritage assets of the area.
- 7.1.6. The proposed rear extension and roof alterations are considered acceptable by the Westcombe Park Character Appraisal which states that rear extensions do not have a visual impact on the character of the streetscape, and that roof extensions and additional floors are acceptable where they retain roofscapes and views within the conservation area (para 3.15).
- 7.1.7. The proposed rear extension is sympathetic to the host property and conservation area and will form a subservient and attractive addition to 71 Beaconsfield Road, in accordance with the Royal Borough of Greenwich SPD on Residential Extensions, Basements and Conversions Guide (Consultation 2018). Furthermore, the gap between the host property and the neighbouring dwelling to the north will remain unchanged and the architectural features and detailing of the host property will be respected and replicated in the proposed extension.
- 7.1.8. As a result, the proposed scheme is believed to preserve the character and appearance of The Westcombe Park Conservation Area and is therefore in accordance with relevant legislation and national and local planning policy.
