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1.0 INTRODUCTION

1. This is a Planning, Design, Access, and Significance Appraisal in respect of a proposal for the erection of a replacement front porch at No. 64 The Bishops Avenue. The Householder Planning Application comprises the following application drawings:

Existing:

560_P_200 Existing Plans;

Location Plan;

Tree Protection Plan prepared by Tretec (prepared August 2023);

Proposed:

560_P_202 Proposed Site Plan; and

560_P_201 Proposed Plans.

2.0 CONTEXT

The Site

2. Marzouq House is the second house from Hampstead Lane and on the Western side of the Southern end of The Bishops Avenue. It is south of Dane Court and Jersey House as shown below:



3. It is within the Hampstead Garden Suburb Conservation Area's & The Bishop's Avenue sub-area.
4. The House is locally listed. The CAA describes it as: 1930. Modest sized two storey house in red brick with clay tile roof, with a single dormer window in the roof space on the upper storey. Recessed band brick quoins. Stone porch surround with oriel window above. Symmetrical design with two storey semi-circular bay windows to front elevation.



5. The adjacent houses Jersey House and Heath Lodge are also locally listed. Jersey House is described as: 1929 in neo-Georgian style, but also more freestyle characteristics, such as the corner windows and deliberate asymmetries. Two storey red brick with brick banded quoins and clay tile roof. Recessed porch with simple column details. Tall brick chimney stacks. Heavily extended and Heath Lodge as: 1931. Two storey house in red brick with clay tile roof. Neo Georgian with fine stone semi-circular porch and Corinthian columns. Two projecting bays and sash windows. Distinctive scroll pediment to central bay above entrance.
6. The relevant designated heritage assets are the Locally Listed Marzouq House, Jersey House, Heath Lodge and the Conservation Area.

Planning History

7. In January 1981 application 3148K was granted for a single storey rear extension. In September 2020 application 20/2889/HSE for the demolition of existing single storey rear extensions and garage, erection of new single storey rear extension, with basement level and new garage was granted (subject to conditions).
8. In October 2023 lawful development certificate application 23/3881/192 was granted to certify the implementation of 20/2889/HSE for the demolition of existing single storey rear extensions and garage, erection of new single storey rear extension, with basement level and new garage.

Relevant Neighbouring History

9. As noted above, the neighbouring No. 62 Jersey House is also Locally Listed. In 2006 permission was granted under application C12899G/06 for partial demolition of existing dwellinghouse and erection of part single, part two-storey rear/side extension, including double garage with ancillary accommodation over. Enlarged roof incorporating rear and side dormer windows. Two-storey front extension. Formation of basement. Alterations to elevations. Associated hard and soft landscaping. Formation of two new accesses and closure of existing access onto The Bishops Avenue. Amendments to previously approved application (C12899D/03) incorporating new first floor side extension to south side and alterations to front elevation.
10. The approval of a two-storey front extension under application C12899G/06 and alterations to the front elevation are a precedent for this proposal:



Comparison of works completed at No. 62 The Bishops Avenue (Jersey House)

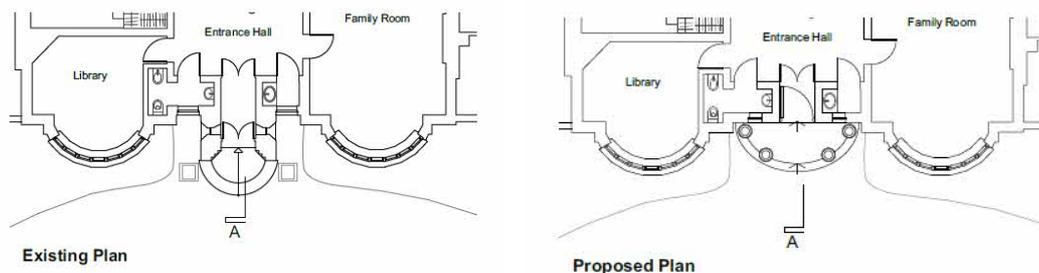
3.0 THE PROPOSAL

11. The proposal involves reducing the depth and increasing the width of the existing nearly 100-year-old stone porch surround with a neo-classical design including columns to the entrance. The original limestone porch is now clad in marble and suffers from damp problems.



The existing porch

12. The existing and proposed ground floor plans are shown on the comparison plans below:



13. The proposal is subordinate in height, scale and mass to the existing dwelling and would not increase the existing square footage. The proposed porch surround would lessen the existing projection beyond the front building line.
14. The proposed replacement porch surround would retain the existing symmetrical design of Marzouq House. The proposed columns are considered sympathetic to the original 1930s style of the original dwelling and in-keeping with other examples of neo-classical porches in the Bishops Avenue Conservation Area.



15. The similar depth of the proposed porch is shown below.



4.0 PLANNING POLICY

16. The documents considered in preparing this proposal are (in chronological order): Hampstead Garden Suburb Design Guide (2010); Hampstead Garden Suburb Conservation Appraisals (2010); Barnet's Core Strategy DPD and Development Management DPD (2012); Barnet Residential Design SPD (2016); The London Plan (2021) and The NPPF (June 2023).
17. THE NPPF is the most recent of these and gives the following guidance on preservation of Heritage Assets.
18. Para 200. 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 is sufficient to understand the potential impact of the proposal on their significance. The proposal is assessed against these considerations below.

19. Para 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). The Council has identified this in its Conservation Appraisal and the analysis below builds on this.
20. Para 205. 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.
21. Para 207. 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. The assessment below demonstrates that the proposal will cause no harm to the relevant heritage assets. The porch will preserve the appearance of the original house and not disrupt the adjoining locally listed buildings.

5.0 HERITAGE IMPACT

22. The proposal engages three relevant designated heritage assets: its own Locally Listed status; the Conservation Area; and the Locally Listed status of the adjoining houses. The original plans for the house are no longer available. The house's footprint is visible on the 1936 OS plan, six years after the Conservation Area Appraisal says the house was built.

Local Listing

23. The Local List shows that Marzouq House and its neighbours were selected as Locally Listed buildings on three criteria: architectural interest; aesthetic merit and intactness. It follows that the Council does not consider their age and rarity; landmark quality; or social and community value is so significant that they would be a reason for Local Listing.

Architectural Interest

24. The Local Listing document does not identify Marzouq House or its neighbours as the work of a significant regional or local architect. Whilst the proposal will be visible from the road, the design is considered in-keeping with the design of the existing porch and overall original dwelling. As such, the proposal will not affect the architectural integrity of the existing house.

Aesthetic Merit

20. The Local Listing document only identifies the front of Marzouq House as being of importance. Given that the replacement stone porch surround will be constructed of the same and similar materials to the existing, the aesthetic merit of the street elevation will be unchanged.

Intactness

21. The proposal will not affect the intactness of the original house, which has been compromised by the recent consent. As noted above, the materials on a like for like basis along with similar materials will be utilised to construct the new porch surround.
22. The proposal will not compromise the historic character of the house.

The Conservation Area

23. The statutory test is that development in a Conservation Area should not harm its character or appearance.
24. The Conservation Area Appraisal identifies the significance of the street as: Although clearly rooted in the vernacular and Arts and Crafts traditions it should be remembered that these houses were often built for the nouveau riche who wished to display their wealth. A little applied grandeur was not therefore amiss and many of the earlier buildings, especially to the South, had some applied 'classical' details - for example. a bottle balustraded balcony, stone mullioned bay, or columned entrance. Indeed, it became fashionable to erect a stone porch (often Neoclassical) onto the original Arts and Crafts vernacular frontage. The more modest of these, often Tuscan, are highly successful and are an important part of the character of the area. By and large these embellishments were rarely overstated and served to spice the elevation and, via the implied historical reference, elevate the owner. As previously stated, houses to the North are in the more restrained Trust style. Boundaries onto the Avenue are formed either in brick walls and railings, or, towards the north, hedges.
25. The house is concealed from the road by a wall and mature trees. It is not a significant feature of the Conservation Area, and its significance is slight.
26. The proposed porch is a neo-classical design. The Conservation Area Appraisal supports the neo-classical design of porches and recognises that columned entrances are common among the differing designs in the Conservation Area. The proposed design and finishes contribute to the character of the area. As such, the proposed porch will have a neutral effect on the Conservation Area.

Adjacent Locally Listed Houses

27. Marzouq House is separated from its locally listed neighbour by a mature tree screen and the proposal will not affect Jersey House's significance as a (much altered) Locally Listed building.

6.0 CONCLUSION

28. While Marzouq House is Locally Listed, the proposed porch has been designed in accordance with the principles noted within the Conservation Area Appraisal. The proposed neo-classical design is consistent with the character, appearance and setting of The Bishops Avenue sub-area and wider Conservation Area. The proposal will retain the symmetry of the front elevation with no impact on the adjacent dwellings.
29. The effect on the relevant heritage assets will be positive on Marzouq House and not harmful to the adjacent houses and the Conservation Area.
30. We would be very glad to discuss the application with the allocated Case Officer in due course.

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