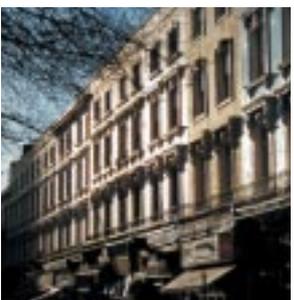




Conservation
area statement ► **Belsize**





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BELSIZE

Conservation Area Statement

INTRODUCTION

The aim of this Statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Belsize Conservation Area.

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

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

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

It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

LOCATION

Belsize CA sits on the on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue.

PLANNING HISTORY

Designation

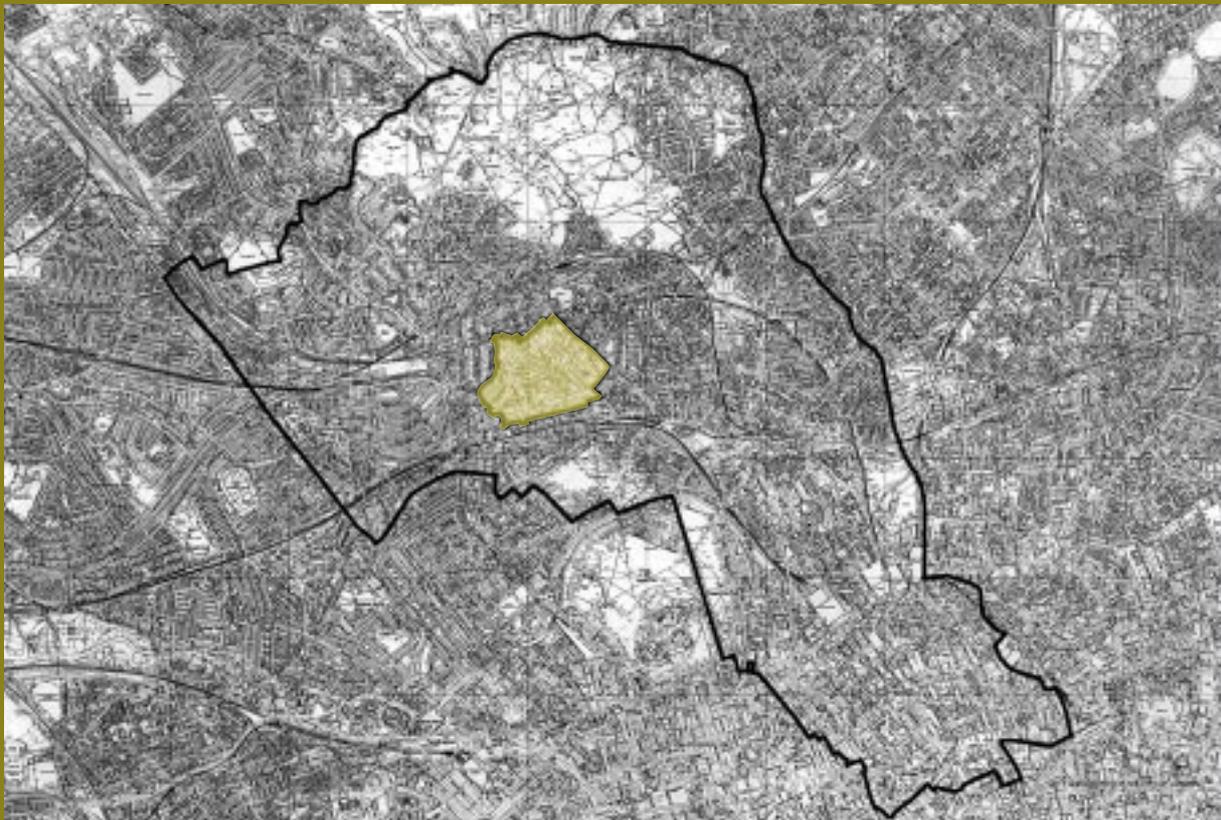
In March 1973 the Borough's Planning and Communication Committee agreed the designation of the Belsize Park Conservation Area subject to consultation. The area was centred on Belsize Park, Belsize Park Gardens and Belsize Village. The report to Committee stated:

...Belsize Park is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation...

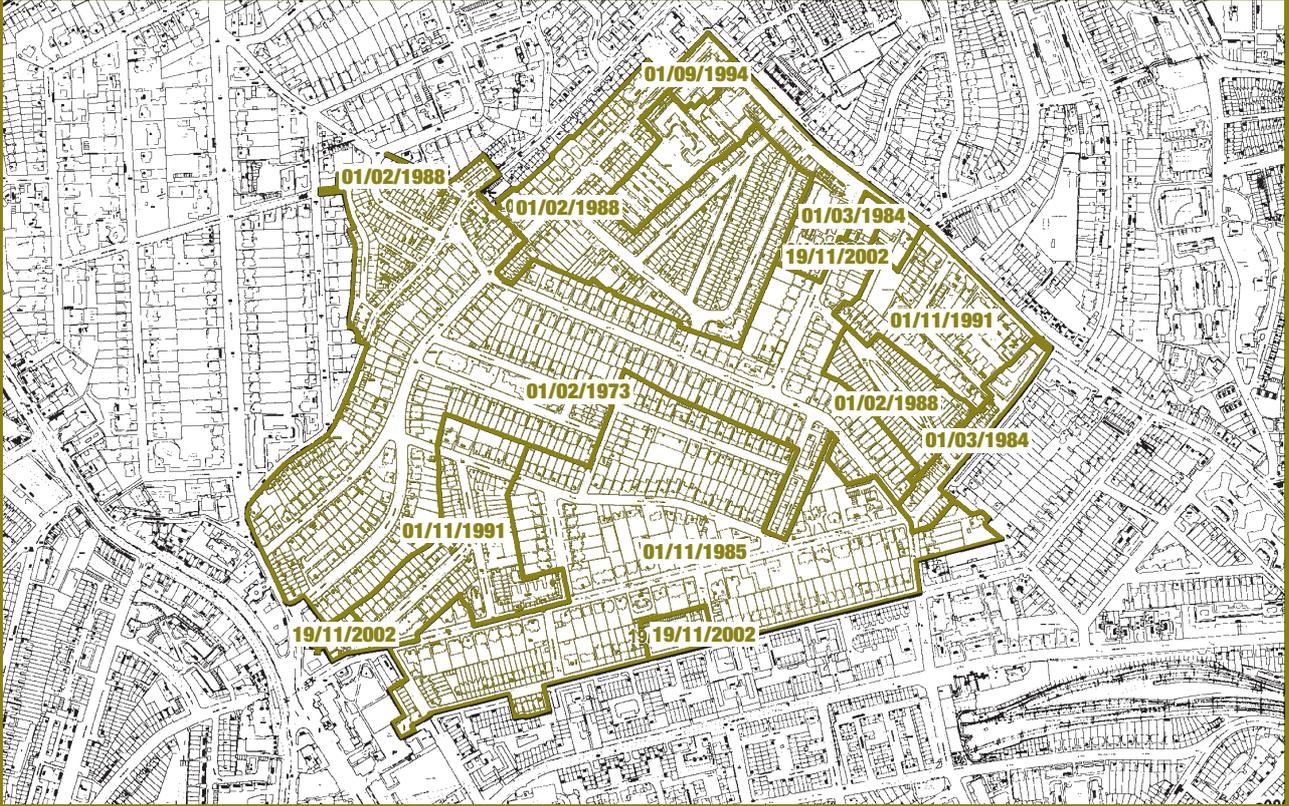
Extension

The Conservation Area has been subsequently extended on a number of occasions. These areas and their dates of designation are illustrated on the designation date map.

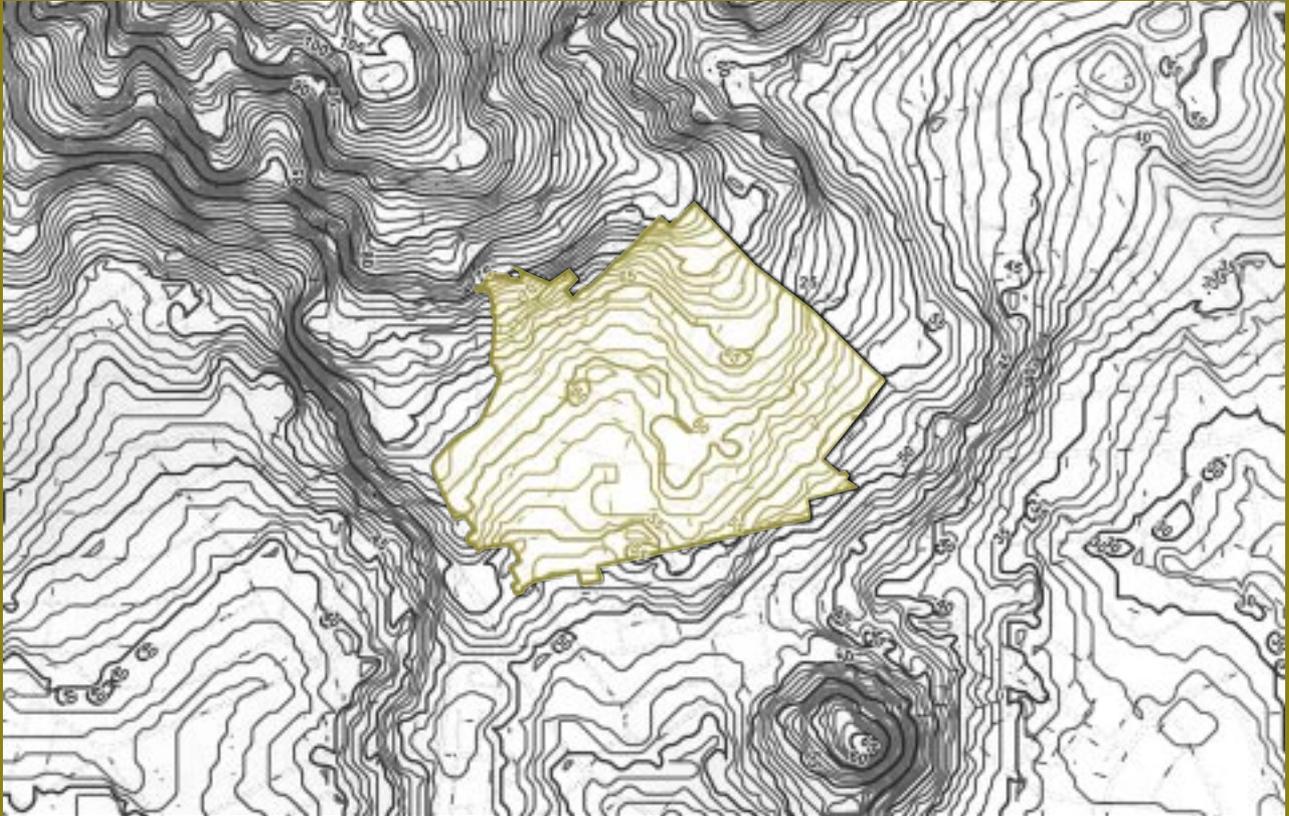
- 1984 - boundary extended to include part of Belsize Grove.



Camden and location of Conservation Area



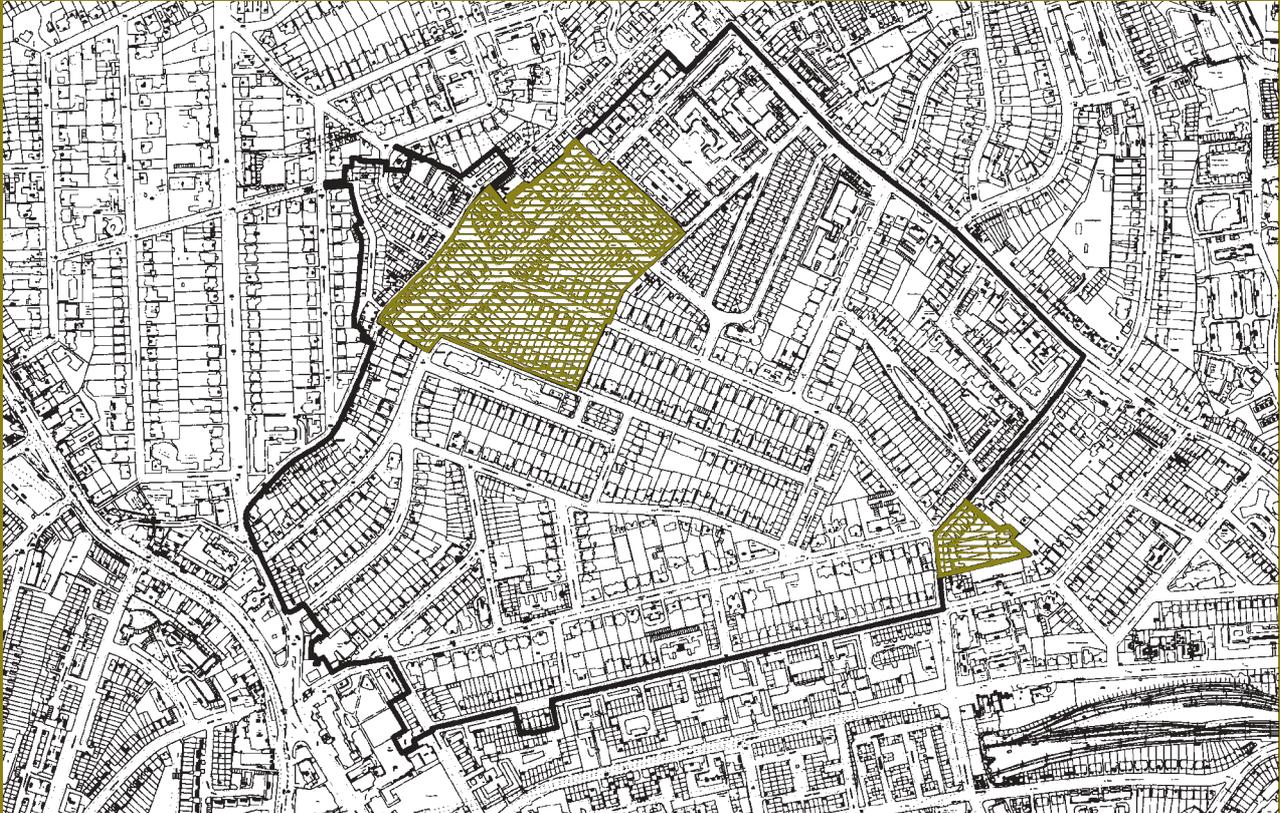
Designation dates



Topography



Urban Grain



Archaeological Priority Area

- 1985 - extension to include Eton Avenue/ Fellows Road/ Lancaster Gardens to protect “distinctive groups of large detached houses and some terraces.”
- 1988 - boundaries altered to include part of Belsize Avenue, Glenloch, Glenilla, Glenmore and Howitt Roads and also Primrose Gardens.
- 1991 - extension incorporating Antrim Grove, Antrim Road, Adamson Road, Crossfield Road, Elizabeth Mews, Lancaster Grove, Primrose Gardens and Elizabeth Mews . The Antrim Grove/ Antrim Road area is described in the report as *“having a pleasing distinctive and unspoilt character which together with adjoining gardens and allotments should be preserved or enhanced”*. It was reported to Committee that the houses within the Adamson Road/ Crossfield Road/ Lancaster Grove area *“form an intrinsic part of the western end of the Belsize Conservation Area and are typified by a distinct style of mid-19th century houses”*. Part of the Haverstock Hill frontage was included to give control over roof level extensions that could affect the character of the adjacent area.
- 1994 - incorporation of part of Winchester Road (22-32 and 21-35) and part of Fellows Road (112-148 and 129-139). This followed a petition from local residents concerned about the loss of trees and the potential for backland development. Hampstead Town Hall on Haverstock Hill was also incorporated on the recommendation of the Belsize Conservation Area Advisory Committee following the building’s inclusion in the statutory list of buildings of special architectural and historic interest. Its value as a local landmark was noted.
- 2002 - incorporation of the triangular open space at the west end of Adamson Road; the southern side of Elizabeth Mews and the north side of Englands Lane; Gilling Court and Holmefield Court on Belsize Grove, Hillfield Court and Tudor Close on Belsize Avenue; the shopping parades on Haverstock Hill (nos 147-169, 171-183, 185-189 & 191-211), Godolphin House, Fellows Road and 3-11 Merton Rise.

Article 4 Directions

An Article 4 direction (20 December 1994) was made to protect the distinctive grass verges in Belsize Avenue at 13-51 (odd) and 16-60 (even) Belsize Avenue and the right to initiate construction of hardstandings was removed by the London Borough of Camden.

This statement was agreed by the Executive on 20 November 2002 following public consultation.

History

HISTORY

HISTORY

Prior to the Industrial Revolution, the land between the northern edge of London and the settlement of Hampstead was predominantly open land in agricultural use with a few scattered farms and houses. The land now within the Belsize Conservation Area was split between two freehold owners. The Dean & Chapter of Westminster acquired the northern part of the Belsize area at the beginning of the 14th century, when the then Lord Chief Justice, Sir Roger le Brabazon, left Belsize House and its surrounding land to Westminster Abbey. The southern tip of the Conservation Area, broadly

the area to the south of Lancaster Grove and Englands Lane was given to Eton College by Henry VI in 1449.

In 1745, John Rocque produced a plan of London and the surrounding area. On this map, the only roads evident within the Conservation Area are Haverstock Hill leading north towards Hampstead and Belsize Lane. A footpath leads north from Belsize Lane, the remainder of which today links Belsize Place with Akenside Road. The main drive leading to Belsize House appears to correspond with the line of the present Belsize Avenue. The house itself had a substantial courtyard form and was surrounded by extensive gardens with views over London to the south. Indeed, the name Belsize is believed to be a derivation of the French for beautifully situated, 'bel assis'. The map also shows Upper Chalcot Farm, a group of buildings on the southern edge of the present Conservation Area. The track leading to the farm corresponds with Englands Lane. The surrounding land was in agricultural production with a combination of arable land and pasture supplying the capital.

1745



John Rocque

1780-1840

Belsize House and its surrounding estate and farmland was leased to the Earl of Chesterfield, who, in focussing his attentions on his Derbyshire and Nottinghamshire estates, sub-let the land at Belsize. In the 18th century a lessee turned Belsize House and its grounds into a 'pleasure park', which became fashionable for a short period, taking over as a popular attraction from Hampstead's spa. When this fell out of favour, the house was rebuilt and returned to use as a private residence. This was rented for a number of years to Spencer Perceval, who later

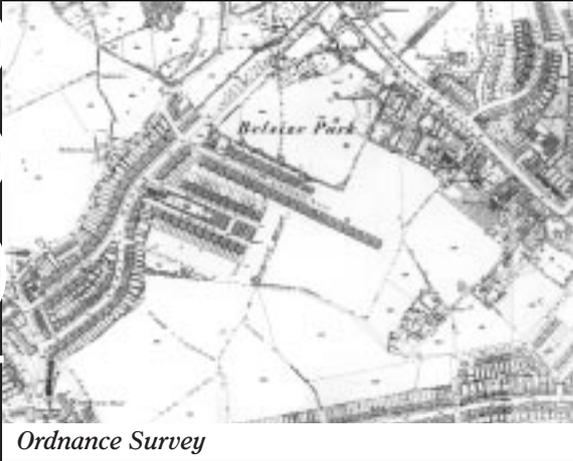
became Prime Minister. The new plan form of the house is evident on the 1814 Newton Map. In comparing the 1814 plan with the 1745 plan it can be seen that there was little other change in terms of development within the area over this period.

In 1807, the Earl disposed of his lease. The land was divided into eight portions and sold to four local men. This created small estates, known as 'parks', on which many developed 'semi-rural' villas with substantial grounds. This fragmentation of the lease and complicated tenure agreements lead to the subsequent piecemeal release of land for building. This was to prove a key determinant in the pattern of development in the area.

1814



Newton



Ordnance Survey

The first of the eight parcels of land to be developed was one acquired by Edward Bliss adjacent to Haverstock Hill. He realised the potential of the land on a main route into London for the development of houses. The Haverstock Hill frontage (between England's Lane and the present Howitt Road) was consequently made available for piecemeal development from 1815. A tranche of mansions, lodges, villas and terraces was largely completed by 1826 and to some extent set the tone for development in the area. Haverstock Terrace (later extended and re-named Belsize Grove) was built to provide access to Bliss's fields to the west, presumably to enable their future development. This can be seen on the 1866 ordnance survey. The only buildings surviving from this period are

the listed terrace of seven properties on Belsize Grove (Nos. 26-38), a small, listed, terrace of three houses on Haverstock Hill (129-131) and 15 Antrim Grove.

1840-1870

Development of the Belsize area as a residential suburb began in the middle of the 19th century and it is the Italianate villas dating from this period that are most commonly associated with it. In 1853, Christopher Palmer, leasehold owner of Belsize Park, demolished Belsize House and developed his land as an exclusive estate with its own



Belsize Grove

square and church. Although his initial intention was to arrange the road in such a way as to prevent through traffic, this was never realised. Daniel Tidey was the principal developer in the area during this period and as a consequence of its consistency in appearance, the area became known as Tidey Town. Tidey initially leased land for building from Palmer and began constructing Buckland Crescent in 1856, moving on to Belsize Square and Belsize Park Gardens (then St Margaret's Road) in the early 1860's. The progress of building can be seen on the 1866 plan. St Peter's Church was finally consecrated in 1869, and the original vicarage, now demolished, in Belsize Square was completed the following year.

The large villas built by Tidey with attic and basement space for servants were aimed at wealthy professionals, the intention being to attract the 'carriage classes' to the north of London rather than areas such as Bayswater and Kensington, which were being developed concurrently to the west. Although land was left to build mews blocks and carriage houses on a large scale (one per two villas), the incoming population required fewer such facilities than was anticipated. Unlike other areas built at the same time or slightly earlier there was no apparent demand for extensive stabling associated with each street. Indeed Thompson comments: *"Belsize marked the beginning of a period in which the private transport of carriage-owning was no longer a requisite of high social standing"*.

The main area of mews development within the area was constructed on a triangular four acre field to the north of Belsize Lane. This was let to Tidey on a building agreement in 1865. This field can be seen on the 1866 plan immediately north-east of Belsize Farm but had not yet been developed. Terraced houses were built along Belsize Crescent with mews development infilling the residual areas either side. The terrace was the first significant development by William Willett and Son, father and son developers, and was built between 1868 and 1875. They had sub-let from Tidey who continued to develop up to 1870 when he went out of business and the principal developers within the area became the Willetts, who returned to the area in 1885 to build on Eton Avenue and Strathray Gardens.

1886



Bacon's Street Directory

1894-6



Ordnance Survey

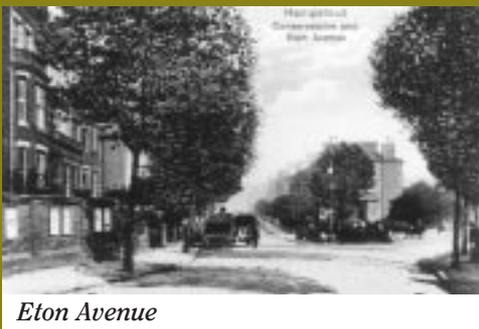
1870-1900

During this period most of the remaining parcels of land within the Westminster Estate came forward for building. As can be seen when comparing the 1866 plan with the 1886 street directory the exceptions were the land associated with Hillfield and Woodlands and the area of nursery adjacent to Haverstock Hill. Whilst the 1886 street plan may not be precise in its rendering of the developed areas it gives an impression of the progress of development. Greater detail can be seen on the 1894-6 Ordnance Survey.

The area between Belsize Lane and Belsize Avenue was bought by Richard Pierce Barker in 1868 but not developed until 1873. Barker envisaged the development of substantial properties for the upper end of the market and wrote into the agreement that the trees in the street were to be retained and that houses should be set back 50 feet from the road. Willett, in developing his properties, kept to the spirit of this agreement. On the remainder of Bliss's landholding, an area of smaller terraced houses was developed on a rectangular field. This road, Primrose Gardens (formerly Stanley Gardens) was built between Englands Lane and Haverstock Terrace (renamed Belsize Grove) whilst on a larger field to the south-west Lambolle Road was built and Belsize Park Gardens and Lancaster Grove extended. The Vestry Hall was built in 1878 at the junction of Haverstock Hill and Belsize Avenue in the grounds of Hillfield House.



England's Lane



Eton Avenue

Two terraces of shops, known as Elizabeth Terrace, were developed along the north side of England's Lane with a mews development known as Elizabeth Mews to the rear which provided stabling and accommodation for carriage drivers. A similar terrace was also developed on the south side of the road, and also a butcher's shop with an abattoir.

Eton College began developing its land holding to the south-east of the Conservation Area in the 1840's but development was slow and it was not until the late 1870's and 1880's that its land within Belsize Conservation Area was developed. Much of Eton Avenue, commenced during the 1880's, was constructed speculatively by Willett and was continued north along Strathray Gardens in a similar style. The College's surveyor considered that mews developments created undesirable pockets of poverty in the area and therefore discouraged their construction. Willett then obtained land from the Dean and Chapter of Westminster's estate to construct Eton Stables in Lambolle Place.

The 1894-96 OS map shows the road system over the southern part of the Conservation Area in place and the majority of land developed. The remaining undeveloped land was along Eton Avenue, Lancaster and Lambolle Roads.

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1913



LCC Municipal

1900-1920

The decline in the market for larger houses, which began towards the end of the 19th century, led to the development of smaller terraced houses and mansion flats close to public transport links. Antrim Mansions was constructed in 1897 and the terraced houses on Glenilla, Glenloch, Glenmore and Howitt Roads were developed by the Glenloch Insurance Company at the turn of the century, taking advantage of the opening of Belsize Park Underground Station on the Northern Line in 1907 (see the 1913 LCC Municipal Map). Of the large early 19th century houses on the Haverstock Hill frontage only Hillfield remains on the 1913 plan.

The land at the corner of Eton Avenue and Lancaster Grove was reserved for a church but used as a saw mill in the

interim. It is likely that this supplied the timber for the development of the surrounding area. By 1895, it was considered that the construction of a church was not required to give the neighbourhood respectability and the impressive Arts and Crafts influenced fire station, now listed for its special architectural interest, was developed on the site in 1914-15 by the London County Council.

1920 - to the present day

1935



Ordnance Survey

Additions to the Belsize area in this period have mainly been replacement and infill development, in the form of residential flats and terraces. The 1935 plan shows the introduction of Eton Court on Eton Road (1920s); and the development of Tudor Close and Hillfield Court in the late 1930's on the land formerly occupied by Hillfield House.

In addition to the fire station, a number of public buildings have been constructed in the area. These include the library in Antrim Road (1930's), and the synagogue in Belsize Square, which comprises a 1957 extension to the former 1915 vicarage to St Peter's Church. New buildings also include private schools in Eton Avenue and Crossfield Road (1990's).

History

CHARACTER AND APPEARANCE OF THE AREA

The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees. This Statement divides the area into six sub areas. In most cases the sub areas have a distinct, broadly uniform character, although there are pockets of development that depart from the general character. The six sub areas are:

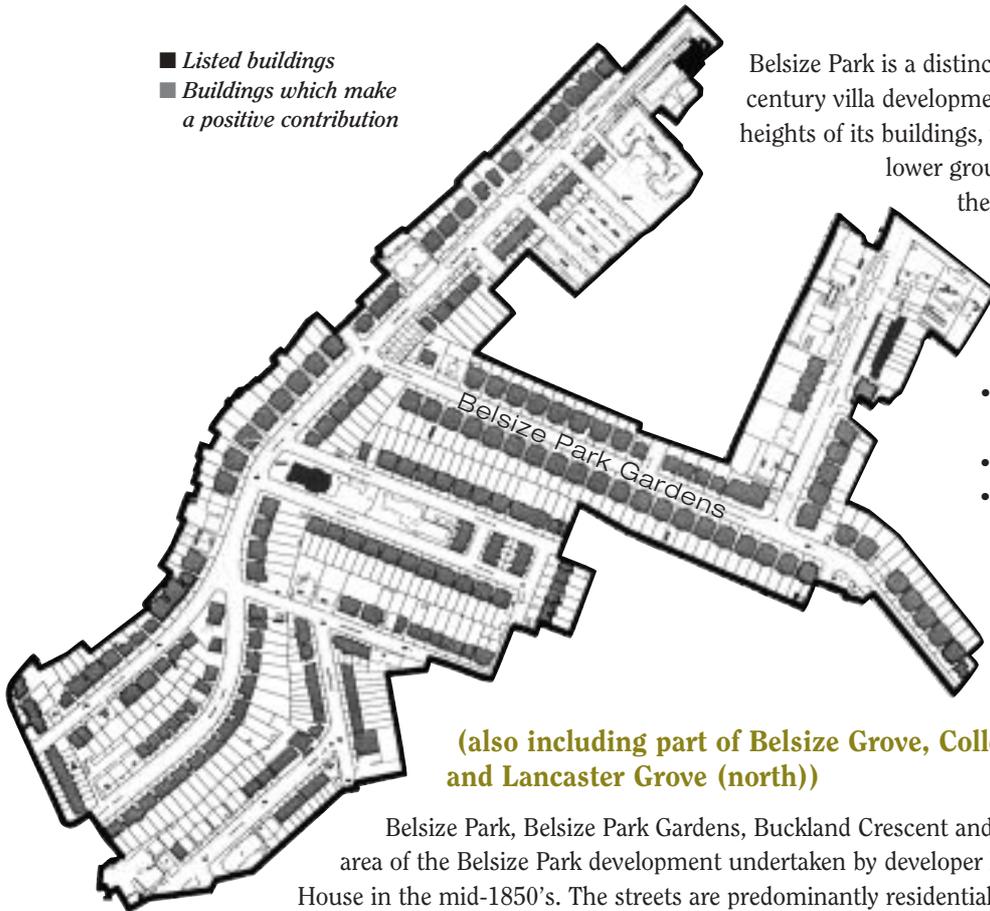
1. Belsize Park (including Belsize Avenue, Belsize Park, Belsize Square, Belsize Park Gardens, Belsize Grove, Buckland Crescent, Lancaster Drive and the northern end of Lancaster Grove).
2. Belsize Village (incorporating Belsize Lane and the mews areas to the north, Belsize Crescent and Belsize Terrace).
3. Eton Avenue (including Strathray Gardens, the southern end of Lancaster Grove, Lambolle Road, Lambolle Place, Eton and Lancaster Garages and Fellows Road).
4. Glenloch (incorporating Glenloch, Glenmore, Glenilla and Howitt Roads).
5. Primrose Gardens/ Antrim Road (including Antrim Grove and the Haverstock Hill frontage).
6. Englands Lane (including Elizabeth Mews).



Sub areas

SUB AREA ONE: Belsize Park

- Listed buildings
- Buildings which make a positive contribution



Belsize Park is a distinct and substantial area of mid 19th century villa development that has strong consistency in the heights of its buildings, which are mostly three storeys with lower ground and sometimes an attic level, their relationship to the streets with front gardens set behind boundary walls, and their Italianate styling. Within this area there are three areas of separate character.

- Belsize Park/ Belsize Park Gardens/ Buckland Crescent/ Belsize Grove
- Belsize Avenue
- Crossfield Road/ Adamson Road

BELSIZE PARK/BELSIZE PARK GARDENS/BUCKLAND CRESCENT AND BELSIZE SQUARE

(also including part of Belsize Grove, College Crescent, Lancaster Drive and Lancaster Grove (north))

Belsize Park, Belsize Park Gardens, Buckland Crescent and Belsize Square represent the core area of the Belsize Park development undertaken by developer Daniel Tidey on the site of Belsize House in the mid-1850's. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area.



In Belsize Park, Belsize Park Gardens, Belsize Grove, Buckland Crescent and Belsize Square the predominant type is the paired villa. The villas are symmetrical about their slab chimney stacks, have hipped, slate roofs with overhanging eaves which are supported on brackets, the elevations have large rusticated quoins, recessed sash windows diminishing in size on successive upper floors with classically detailed surrounds, canted three-light bays on the ground floor and steps up to porticoes. Other distinguishing features of Tidey villas are their curved

glass bay windows at the rear and front doors with two panels, characteristically of etched glass with rounded heads (apart from Buckland Crescent, south side).

The closely spaced villas maintain a continuous building line and their repeated forms with narrow gaps between give a uniform rhythm to the streets and provide important, glimpsed views. Belsize Park Gardens is a long, straight and consistent street to its junction with Lambolle Place where the slight bend in its alignment reflects the later development of the southern part of the street. The impact of the continuous line of villa development on the street is significantly softened by mature trees and vegetation in the front gardens. This filtering effect on the views from the street is also notable along Belsize Park.



There are later buildings including Manor Mansions (1884) at the junction of Belsize Park Gardens and Belsize Grove, which was one of the pioneers of purpose-built flats in London. It is built in red brick with stucco banding and detailing and provides a marked contrast to the surrounding stucco villas. The minimal single storey houses at Nos. 2c & 2d are set behind a high wall. Their glazed elevation almost disappears amongst the trees within the site



and allows views across to gardens and the rear elevations of the properties along Belsize Avenue. Gilling Court and Holmefield Court at the east end of Belsize Grove are 1930s residential blocks set back from the road and screened by mature trees. They have plain red brick elevations with render to ground floor and metal framed windows. The blocks follow the same building line as the adjacent villas and are similar in terms of scale. Holmefield Court has simple geometric decorative render panels on the front elevation.



St Peter's Church (listed Grade II) provides a landmark in Belsize Park and Belsize Square. It is also visible from other roads in the Conservation Area, such as Crossfield Road. The mature trees within its curtilage are important elements in the street providing a green focus at the bend in the road. Within Belsize Square, there is comparatively little vegetation within front gardens giving a more formal character, particularly at the south-eastern end. The boundary fencing to the rear of the synagogue, prominent garages and scout hut are not in keeping with the established character and the latter are identified as an opportunity site. The scale and proportions of the 1960's vicarage and the extension to the synagogue are not in keeping with other buildings within the street. Forming the south-eastern edge of the square is a notable group of detached brick villas (Nos. 2-12 Lancaster Drive) with stucco ornamentation which are of a different style to the surrounding development.



These are seen together with two identical properties (Nos. 2 & 4 Lambolle Road) and are the same as the group at Nos. 21-35 Lancaster Grove. The south-western side of the square has a largely unaltered roofscape.



Significantly, there are views along the rear elevations of properties from adjoining streets in a number of locations. For instance the view from Belsize Park Gardens to the rear of Nos. 9-17 Belsize Park and Belsize Square. Rear extensions and dormers are prominent from such locations.

Changes in the alignment of the road along Buckland Crescent and Belsize Park provide enclosure to the street and enable longer views of the frontages. There are a number of locations in Buckland Crescent where front gardens and boundary walls have been removed and replaced with forecourt parking. This detracts from the consistency of the street.



Belsize Grove slopes down gently from north-east to south-west towards Belsize Park Gardens providing a view along the street to villas on Belsize Park Gardens. On the east side the early 19th century terrace (Nos. 26-38) set back behind long front gardens is a notable and attractive group. Built in 1825 by George Crane they are listed Grade II. The stucco villas to the south of this group mark the beginning of the villa development area approaching from Haverstock Hill. The mature trees in front of most properties are important elements in the street. Straffan Lodge is a late 1960's flat block with undercroft garaging. There are examples of inappropriate dormers, a poor side extension and prominent roof terrace areas (i.e. at Nos. 2-6 Belsize Grove) and the formerly detached villas at Nos. 5-7 have been linked and have unfortunately lost all of their original detail including front entrances and steps.

The character of College Crescent within the west edge of this sub area differs slightly from the rest of the area and is affected by a busy road frontage and forms the westernmost edge of the Conservation Area. The properties are mostly residential and date from the mid-19th century. The predominant materials are stucco and London stock brick with hipped slate roofs. Some also exhibit common classical detailing such as eaves supported on decorative brackets, window surrounds and porticoes. Nos. 26 & 27 College Crescent are a pair of Italianate villas in London stock brick with stucco ground floor banded to look like ashlar of similar scale. Nos. 14-24 form an imposing four storey residential terrace built in stucco with classical detailing and wrought iron balconies at first floor level. The original balustrading is retained on a few houses, e.g. No. 24. Other properties retain the stucco walling and gate piers which provide enclosure to the frontages and help to define the street, except for an office building at the southern end, which is prominent in views from Swiss Cottage.



BELSIZE AVENUE

The consistency of character along Belsize Avenue derives from the landowners desire to develop large scale houses, set well back from the road with an avenue of trees along its length. This is reflected in the wide road, with grass verges either side and the avenue of semi-mature trees within the verge. There are a variety of house types and materials along the street as a consequence of the different periods of development. However, there is consistency within the groups. The Italianate Town Hall on the Haverstock Hill junction is a landmark building and together with the raised pavements and restored railings at the north-eastern end of the road forms a distinctive gateway into the area.



There are two predominant building types along Belsize Avenue: the paired villa (three main storeys with a lower ground level and attic) and the two - three storey terrace. The villas on the north side of the road have canted three-light bays and steps up to projecting porches (Nos. 21-43 have arched windows with a keystone detail and are built in London stock brick with decorative terracotta window surrounds, banding and corbelled eaves). The south side of the road is predominantly red brick with a variety of stucco detailing that provides contrast. Nos. 18-28 are a group of very impressive red brick paired villas by Willett built in 1873 that have decorative stucco detailing to a coved eaves and square projecting bays. These properties have decorative gate piers, some retaining the ball finials, although some of the frontage walling appears to be missing. No. 20 has an interesting decorative glass and iron porch. No. 16 is detached but is seen together with the above group. It is also built in red brick with coved eaves and has the upper parts of the sash windows sub-divided into small panes by glazing bars. Nos. 32-42 are a gable-fronted, three storey, late 19th/early 20th century terrace with set-backs between each pair to give the appearance of semi-detached properties. The houses have a square two-storey, three-light bay, decorative pediments over the doors and a curious window to the full width of the top floor reminiscent of weavers' cottages. Vertical timber boarded fences and stone gate piers form the frontage boundary. Nos. 44 -54 are a two storey turn of the 19th/20th century terrace with an attic window within a Dutch gable over a projecting square four-light bay. Nos. 56-60 are a terrace of three. These have 'lava' brick walls to the frontages. These three terraces, because of their similar scale and variations on similar architectural themes, form a distinct group within the street.



The late 1960's terrace (2-14) and No. 15, a five storey block of a yellow brick flats with recessed balconies, continue the building line and are best described as unobtrusive.

Hillfield Court and Tudor Close date from the 1930s and are well-maintained, attractive blocks typical of this period but distinctly different in their detailed execution with Hillfield Court being larger in scale. Both estates appear to be largely unaltered since construction. Hillfield Court has a frontage to Belsize Avenue and there are attractive open spaces between the flats and trees within Tudor Close that are visible in views from Belsize Avenue and Glenloch Road.

CROSSFIELD ROAD/ADAMSON ROAD

These streets formed part of the Eton College estate and were developed speculatively by a number of different developers in the 1870's and 1880's. There is generally less ornamentation in this slightly later area of development and a wider variety of building type and style. The predominant material is brick, with examples of the use of both red and London stock brick. There is general consistency in the building line along the streets, the heights of the buildings and the short front gardens defined by boundary walls.

Adamson Road is a short, predominantly residential road with semi-mature cherry trees planted on the pavement. At the western end of Adamson Road are paired London stock brick villas, a large number of which have had unsympathetic dormer extensions and mansard additions. The houses at the northern end of the road are red brick with brick detailing. These semis and terraces (presumably Willett) have full height bays that give a strong vertical emphasis, small dormers, generally with barrel-shaped lead roofs aligned above, and white-painted sash windows. No. 31 has a particularly poor extension that infills the gap between buildings and is of poor design and inappropriate scale. The yellow brick terraces on Crossfield Road provide a degree of enclosure to the street and echo the full height bays. The red brick Hall School can be seen along Adamson and Crossfield Roads and is the most notable building on



Lancaster Drive



Belsize Avenue



Belsize Park



Strathray Gardens

Character



these streets. Mature trees within the front gardens along Crossfield Road soften the built form and increase the sense of enclosure, although there has been the cumulative impact of ad-hoc changes to front boundaries.

The triangular open space at the junction of Eton Avenue and Adamson Road forms part of the historic street pattern and is an attractive open space at the entrance to the Conservation Area. The mature trees within the space are important in views along Adamson Road and Eton Avenue. The buildings on the north side of the space terminate the view along Eton Avenue, and are in keeping with the buildings on Adamson Road in terms of scale. Mora Burnet House on the south side is of poor architectural quality and is not included in the Conservation Area.



Views

Along Belsize Park westwards towards the junction with Buckland Crescent. The view is focused on the triangular paved island with small trees and a bench. No. 69 Belsize Park addresses the space and terminates the view.

Negative Features

Adamson Road	Adamfields. A number of large dormer extensions at the southern end that detract from the roofscape. Inappropriate extension to No. 31.
Belsize Avenue	Prominent extension to the rear of No. 30.
Belsize Grove	Nos. 5-7 denuded of all original details and changed into a terrace.
Belsize Park	Loss of detailing and inappropriate alterations at Nos. 42-45.
Belsize Square	Timber fencing to the rear of No. 30; large dormer extensions on north-east side of square.
Buckland Crescent	Nos. 24-28 is out of scale with the street.

Groups of garages to rear of Nos. 1 & 9 Belsize Park are a visually jarring element in the streetscape.

Inappropriate dormer extensions, prominent roof terrace areas and prominent, unsympathetic extension (e.g. Nos. 2-6 Belsize Grove).

Generally inappropriate replacement windows, loss of detailing and dormer extensions (examples include Nos. 1-11 Belsize Avenue, 17 Lancaster Grove & 49 Belsize Square).

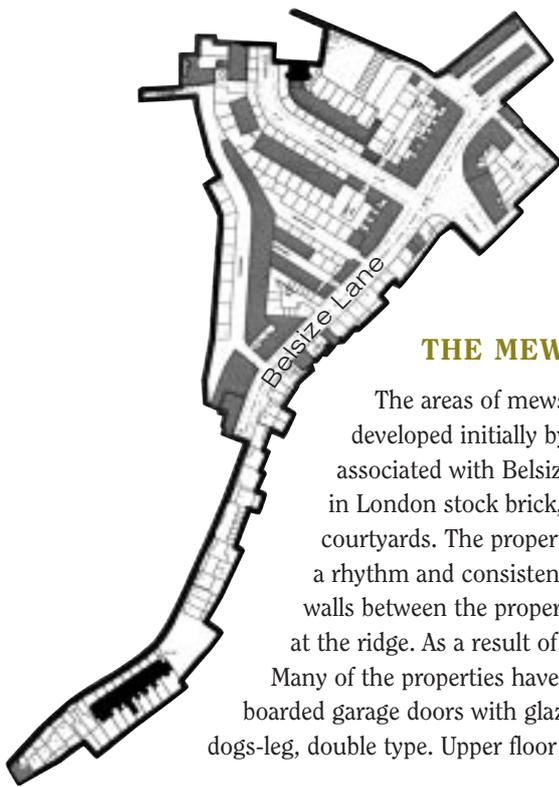
Introduction of frontage parking resulting in the loss of boundary walling and gardens. This is particularly noticeable along Buckland Crescent.

SUB AREA TWO: Belsize Village

This is an area of principally terraced development, built on a south-facing slope and dating largely from the 1850s to the 1880s. There is a variety of residential and commercial uses within the area. The principal shopping area focuses on the triangular space at the junction of Belsize Lane and Belsize Terrace. Some of the mews retain a variety of small-scale business uses mixed with residential. The area has a tight urban grain and views within the area are contained either as a result of the short lengths of the mews and streets and the shallow bends in their alignment which reflect earlier routes and field boundaries. There is general consistency in the use of London stock brick with stucco moulding.

Belsize Village sub area has two distinct character areas, which closely interrelate:

- The mews area/western end of Belsize Lane and terraces bounding the triangular space



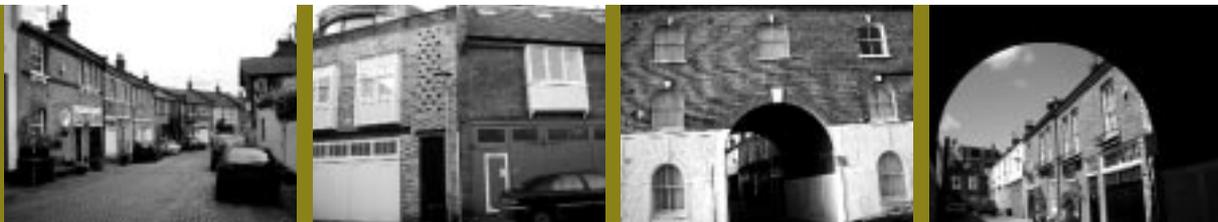
- *Listed buildings*
- *Buildings which make a positive contribution*

- Belsize Village centring on the junction of Belsize Lane/ Belsize Terrace and including Belsize Crescent.

THE MEWS AREA

The areas of mews to the north of Belsize Lane and either side of Belsize Crescent were developed initially by Tidey (1850-1870) and later by Willett in the 1870s on a field formerly associated with Belsize Farm. The single-aspect, two storey mews terraces are built generally in London stock brick, with red brick detailing, fronting directly onto the narrow streets and courtyards. The properties are generally uniform in their simple elevational treatment providing a rhythm and consistency to the terrace. The pitched roofs are generally slate, with the party walls between the properties expressed as upstands at roof level and having shared chimney stacks at the ridge. As a result of this consistent roofscape, inappropriate dormers are particularly jarring. Many of the properties have large ground floor openings and a number retain the original vertically-boarded garage doors with glazed upper panels and original Collinge cast iron hinges, frequently of dogs-leg, double type. Upper floor windows are generally small, vertically-proportioned sash windows.

Daleham Mews is a particularly charming and consistent street of mews houses and garages retaining many original features. It is notable for the slightly projecting square bays that predominate on the north side of the street. The long winding mews road changes alignment as it rises up the hill giving views of the roofscape and the frontages of the terraces stepping up the hill. At the northern end, the degree of enclosure lessens with the trees within the rear gardens of Nos. 26 & 28 Daleham Gardens giving a softer and more open edge on the western side of the Mews. There are also views to the rear of properties along Belsize Crescent from the top of the hill. Nos. 20-22 are good examples of sensitive contemporary insertions into the Conservation Area.



Baynes Mews has a distinctive, 'unusually grand' three storey frontage to Belsize Lane which is symmetrical around a central archway and has arched windows and a rendered facade. Nos. 3-9 are notable for their original garage doors and elevations. The adjacent McCrone Mews has plain rendered, symmetrical elevations and simple rendered mews houses fronting a small courtyard. Some original details have been lost. Belsize Court Garages were built by Willett in around 1880 as livery stables. These form an attractive group of relatively intact mews terraces, many retaining original features such as garage doors, sash windows, and a door at first floor to No. 6. No. 9 has an overtly modern extension but this maintains the building line and scale. The elevation to Belsize Lane reads as a single building and has a hipped slate roof with contrasting decorative finials and ridge tiles punctuated by red brick chimneys. It is constructed in red brick with 'lava' brick infill and has blind arches at ground floor and half-timber render on the first floor with some window openings. This marks the entrance to the Conservation Area and is a notable building within the street in views from both east and west.



Some of the mews have been rebuilt in recent times. Princess Mews has been substantially remodelled but the overall scale remains appropriate. Burdett Mews is a less sympathetic example in terms of its elevational treatment. On the south side of Belsize Lane, Belsize Mews is an attractive and appropriately scaled 1980s housing redevelopment.

The south-western end of Belsize Lane has a more open character, more vegetation and greater variety in the ages, materials and elevational treatment of the buildings and their relationship to the street. There is, however, some



England's Lane



Eton Avenue



Glenmore Road



Belsize Lane

Character

similarity because the buildings along its southern side are generally of similar height and scale to the mews areas. Of particular note and prominent in views along Belsize Lane from the east, is the three storey, listed (Grade II), stucco terrace at Nos. 73- 93 with classical detailing and decorative first floor balconies. No. 101 is an L-shaped, red brick coach house with cupola and weathervane and semi-circular windows. The open space to the rear of Nos. 43 & 44 Belsize Park was converted into a car park but was historically an area that was never built on. It is a significant detractor as it terminates the vista into the Conservation Area from Daleham Gardens. The garages between Nos. 71 & 73 detract from the Belsize Lane frontage but are screened to some degree by the mature tree on the frontage, which is an important element in this part of the street.



BELSIZE VILLAGE

The scale of the terraces around the junction of Belsize Lane and Belsize Terrace is significantly greater than the adjoining mews areas and their elevational treatment more decorative, displaying Italian renaissance influences. The consistency in scale and materials, and the similarities in style give the area a very distinct and consistent character. The triangular space, now paved with Yorkstone, provides an attractive focus and is a notable open space along Belsize Lane. Its character is enhanced by the street trees and views across rear gardens to the west. The area is designated as a Neighbourhood Shopping and Service Centre (refer to UDP Policies SH3 and SH9).

The terraces in Belsize Village are three and four storeys in height, built to the back edge of the pavement, giving a strong sense of enclosure. They typically have vertically proportioned windows diminishing in height on successive upper floors and shopfronts at ground level, some of which retain original details (pilasters, scrolls, fascia boards, window frames, stallrisers and doors). Some have classical ornamentation including eaves brackets, window surrounds, quoins and horizontal banding.

Nos. 44-62 Belsize Lane is a four storey terrace in a combination of London stock brick and stucco with Italianate detailing to shopfronts, windows and upper floors. This terminates the view north along Belsize Terrace and encloses the public space. Nos. 29-39 Belsize Lane is a simpler three storey terrace faced in painted stucco including a public house at No. 29, which curves around the corner linking with Nos. 7-12 Belsize Terrace. The block provides enclosure to the public space and terminates the view along Belsize Lane from the south-west. Nos. 64 - 72 Belsize Lane is a four storey stucco terrace with Italianate detailing.



A number of the shops have lost their original detailing and have shopfronts of inappropriate design and materials (e.g. Nos.37, 52, 54, 58, and 60 Belsize Lane). There is consequently scope for improvement. In Belsize Terrace Nos. 7, 8 and 9 are particularly obtrusive.

The terrace in Belsize Place is three storey with lower ground and attic floors and of a similar type to the terraces on the frontage of Belsize Lane and Belsize Crescent, i.e. built in London stock brick with classically influenced (but more restrained) stucco detailing. Nos. 44-46 Belsize Lane are currently vacant and, given their prominence, are in need of restoration. There is a short footpath, which climbs steeply from the end of Belsize Place providing a connection to Akenside Road. This follows the route of an earlier footpath that can be seen on the 1745 plan.



Belsize Crescent differs slightly as it is an entirely residential street with terraces set back from the road. The front gardens with mature trees and vegetation soften the views along the street. The terraces on the north side are stucco and the ones on the south are in a London stock brick with stucco, banded to look like ashlar on the ground floor and stucco detailing. This limited palate of materials gives considerable visual consistency. The architectural vocabulary of the terraces includes barrel topped dormers, pitched slate roofs, entablatures at eaves level, classically detailed surrounds to windows, canted three light bays and columned porticoes with balustrading above.

Nos. 6-20 Belsize Crescent is a consistent stucco terrace with balustrading retained to the sides, steps and on frontage walls (in places). Elsewhere front boundaries are plain stucco. Nos. 5-19, 21-25, 29-33 Belsize Crescent are generally consistent terraces of London stock brick with stucco detailing. No. 27 has been particularly unsympathetically altered and has lost the majority of the original detailing. Nos. 1&3, 2&4 Belsize Crescent contain archways through to rear mews areas.

Views

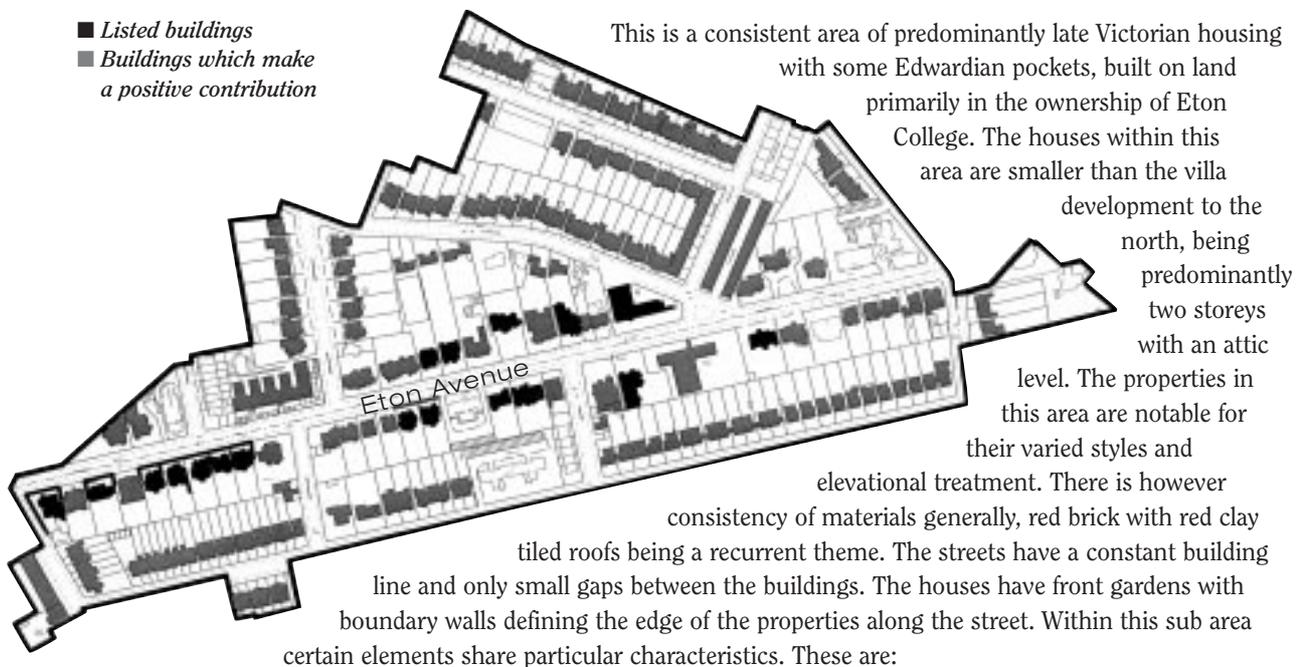
The open space at Belsize Village forms an intersection of several routes and views, particularly along Belsize Lane eastwards towards the shops and northwards up Belsize Terrace. There are trees and benches within the space and it forms an attractive nodal point.

Negative Features

- Belsize Lane Nos. 44-46 - deteriorating building with vacant shop at the corner of Belsize Place. The area of garaging between Nos. 71 & 73 detracts from the Belsize Lane frontage. The hotel car park to the rear of Nos. 43-44 Belsize Park creates a gap in the frontage at the end of a vista along Daleham Gardens.
- Inappropriate dormers, loss of detailing such as window surrounds, balustrading, entablatures at eaves level (particularly No. 27 Belsize Crescent).
- Inappropriate replacement windows (e.g. Nos. 21-27 Belsize Crescent).
- Poor shopfronts including loss of details, inappropriate fascias.

SUB AREA THREE: The Eton Avenue Area

- Listed buildings
- Buildings which make a positive contribution



- Eton Avenue / Strathray Gardens
- Fellows Road/ Winchester Road
- Lambolle Place/ Lancaster and Eton Garages
- Lambolle Road and the southern end of Lancaster Grove

ETON AVENUE/STRATHRAY GARDENS

Eton Avenue and Strathray Gardens are relatively quiet, straight residential roads of large, detached red brick houses. They were developed over a period of approximately fifteen to twenty years starting in 1885 with much of the development at the eastern end of the area being undertaken by William Willett and Son. The mature trees that line the streets are a defining characteristic of this area, filtering views of the frontages and providing enclosure to the street.

These houses are predominantly of Queen Anne style, but with groups of buildings showing some Arts and Crafts influences. However, as is typical of the period there are a variety of domestic revival influences. The predominant materials are red brick, red clay tiles and tile hanging. These are contrasted with a variety of materials including London stock brick on upper floors, roughcast render and half-timbering to give visual interest. The use of decorative terracotta is also evident. Despite the differences in the elevational treatment along the street there are a number of recurrent themes: asymmetrical composition of the elevations, canted and curved bays, large slab chimneys, gables and white-painted timber casement and sash windows sub-divided by glazing bars into smaller panes.



Strathray Gardens is a particularly consistent street with identical walling and gate piers (unfortunately the wall and gate piers to No. 12 have been removed to form frontage parking, and unsympathetic copings have been introduced at No. 2) although the houses are of differing designs. All of the buildings along the street positively contribute to the character with the exception of the modern insertion at No. 11.



The houses along Eton Avenue positively contribute to its character with the exception of Springfield Court which is neutral and Lowlands at the junction with Primrose Hill Road, which is a five storey 1960's block that is inconsistent in terms of scale and detracts from the character of the area in a prominent, gateway location.

There are notable groups of substantial Queen Anne houses both at the eastern and western ends of Eton Avenue, many of which are listed for their special interest. Nos. 56, 58, 67, and 71, for instance, form a consistent group of large red brick detached houses of differing designs together with adjacent listed buildings (all Grade II). There is consistency in the frontage walling and decorative gate piers with terracotta caps that is echoed across the street. Nos. 47- 53 form a group of detached Willett houses of different designs with consistency of height, materials and boundary walls.



The removal of the frontage boundary to create off-street parking outside Nos. 38-40 interrupts an otherwise well-defined and largely consistent frontage. These buildings are of different architectural styles and have been joined to form a single building by a modern extension. The frontage is also interrupted by the New Hall School which contravenes building lines.

The Grade II listed fire station (1915) is an impressive Arts and Crafts building, with steep hipped roofs and intricate brick detailing, which forms a local landmark and focus at the junction of Eton Avenue and Lancaster Grove. The hedgerow along the boundary reinforces the edge of the street. Either side within the street are notable groups of Arts and Crafts houses. Nos. 10-14 (even) to the east of the Lancaster Grove junction have attractive front boundary walls and decorative gate piers with onion-shaped caps. Nos. 22-32





Lambolle Place



Belsize Square



Eton Avenue



Howitt Road



Town Hall, Haverstock Hill



Howitt Road

Character

to the west have steep hipped roofs, gables over bays, prominent chimneys, rendering and tile hanging. Together with the listed buildings on the opposite side of the road (Nos 31, 37 and 39) these form an enclave of Arts and Crafts influenced development along the street.

Sarum Hall School by Allies & Morrison (1996) is a modern school building that is sympathetic to the character of the area and Eton Court is a notable 1920s apartment block in a brown brick.

FELLOWS ROAD/WINCHESTER ROAD

Fellows Road and Winchester Road pre-date the Eton Avenue area. Although there are a variety of building types the blocks are generally taller: three storeys with a basement or four storeys. In addition, there are generally consistent themes such as the use of London stock and yellow brick and the predominantly Italianate styling of the buildings, which pick up on themes within the Belsize Park area that was developed over a similar period.



Fellows Road marks the southern edge of the Conservation Area. Whilst the groups of Victorian houses along the north side have a character relating to the wider Conservation Area, the character of the street as a whole is altered by the 1960s housing estate to the south. On the north side, there are a number of different building types and styles, reflecting the different periods of development. In terms of materials, themes include yellow brick with red brick detailing, red brick with red clay tiled roofs and a pale London stock brick with stucco/painted stone detailing. Stylistically, themes include three storey paired villas, some with porticoes and three storey bays, some with more of a 'Queen Anne' influence in the Dutch gables at roof level. The trees within the street and the front gardens of the properties make a significant contribution to the character of the road as do the hedgerows to the frontages of Nos. 26-72. These properties form a consistent frontage of paired and detached three storey villas with overhanging eaves, three storey bays, porticoes with Corinthian capitals and sash windows at the eastern end of the road.

Godolphin House (Nos. 76-84) is a five storey 1960s block, which relates successfully to the existing buildings in terms of set back building line, height and bulk. The line of mature trees is continued along the frontage of this block. The 1980s terrace at Nos. 3-11 Merton Rise does not continue the existing building line and its design is not in keeping with the character of the Conservation Area.

Nos. 86 -100 are a group of Victorian dwellings of an eclectic style showing slight Arts and Crafts style mixed with Italianate influence consistent in their frontage walling and the use of red brick. These are seen together with the corner detached house No. 102 which faces Kings College Road.

At the western end of Fellows Road Nos. 129-139 are a group of paired villas built in yellow brick with red brick detailing with 'Queen Anne' influence showing in the Dutch gables.

Winchester Road, named after the first Provost of Eton, William Waynflete Bishop of Winchester, has a terrace of ground floor shops and a former public house along its western side. The terrace opposite is residential. Their character is reminiscent of the shopping area around Belsize Village with their Italianate detailing and vertically-proportioned windows diminishing in size on the upper floors. The degree of enclosure provided by these terraces marks a transition into the Conservation Area, enhanced by the trees within the street.

The shops at Nos. 23-35 retain much original detail including decorative ironwork at first floor, pilasters and scrolls, and fascias with detailed cornice above. First floor windows have hoods supported on brackets and arched top floor windows. The block is set at the back of the footway and seen together with former public house, also built in Italianate style, albeit with more elaborate window surrounds.

The north east corner of Whittington Adventure Park is included in the Conservation Area on the west side of Winchester Road, which is designated as an area of Public or Private Open Space (refer to UDP Policy EN48).

LAMBOLLE PLACE/LANCASTER AND ETON GARAGES

These streets form a small area of typical mews development, with much in common with the mews in Belsize Village, housing a variety of commercial and residential uses. Lancaster and Eton Garages are narrow streets fronted by terraces abutting the pavement. Each of the terraces has a distinct character. However, all are small scale being two-storey with pitched roofs. They have upstands at roof level, shared chimneys, large openings at ground level and small, vertically proportioned, first floor windows. The gables facing Lancaster Grove have distinctive brickwork arches.



Eton Garages' frontage to Lambolle Place has slightly recessed arches, several of which remain blind as originally built. This street is predominately yellow brick with red brick detailing and slate roofs. A couple of the properties have white painted brickwork. Lancaster Garages have a stucco frontage (on Lambolle Place) and a parapet at roof level banded to look like ashlar. Nos. 1 to 8 Lambolle Place are set back behind frontage walls and garages. Some of the garage doors are in a poor state of repair. The terrace is of white painted brickwork with a pitched red tiled roof and has bay windows at first floor level.

LAMBOLLE ROAD/ LANCASTER GROVE (SOUTHERN END)

The area comprises a mixture of detached and semi-detached houses of two and three storeys with attics. Development progressed along both these roads from north-west to south-east over a period of about thirty years beginning in the mid 1870s. There is consequently a change in character along both roads relating to the age of the development. The north-western portion of the area is predominantly of London stock brick, characterised by detached Victorian houses of two and three storeys, whereas the south eastern end features two storey red brick properties with decorative brickwork and contrasting render.

Nos. 13-17 are a group of three storey detached houses dating from the 1870s and of the same design built in London stock brick with red brick detailing, decorative bargeboards and finials to the gables and porches, and a hipped roofed turret over the porch. Nos. 10-16 and 22-48 form consistent groups of semi-detached red brick houses of the same design. Nos. 17a-31 are of a similar design to the properties on the other side with common bays and gables but have narrower frontages. The original red brick front boundary walls and gate piers generally retained to these properties are an important element of the street.

Along Lancaster Grove the rear of Belsize Fire Station can be seen on the southern side of Lancaster Grove. The development along this side of the street is of a different character to the northern side of the street being set back behind large frontage walls. Mature trees are planted in the pavement along the frontage. Vegetation predominates and gives a more spacious feel to the southern side of the road. The only exception to the houses is the small cramped modern insertion at No. 43a. No. 37 at the junction with Lancaster Drive is a substantial red brick detached house in red brick with decorative white painted bargeboards and finials and retaining original boundary walling and gate piers.

Nos. 39-43 Lancaster Grove are a group of London stock brick detached houses of differing designs that step back along the street following the bend in the road. The houses have contrasting red brick detailing and white painted stone heads, sills, sash windows and dormers. The frontages are defined by London stock brick walling. Nos. 45-51 are a group of two storey detached houses with an attic, built in red brick with red tiled roofs. They are of slightly different designs but have common decorative brickwork and rendered gables over two storey bays. Unfortunately most of the original features have been lost, including walling to the front gardens of these properties and the chimneys of Nos. 49 & 51. Further south-west, Nos. 53-71 form a group of wide-fronted, semi-detached houses constructed in red brick with hipped roofs covered in red clay tiles with white painted stone and decorative brick detailing.

Views

The tower of St Peter's Church is visible above the roofs of Lancaster Grove, from the southern end of Crossfield Street.

Negative Features

Eton Avenue Lowlands is a five storey block out of scale and overly prominent at the entrance to the Conservation Area.

Lambolle Road No. 18 is an overly prominent block constructed from inappropriate materials.

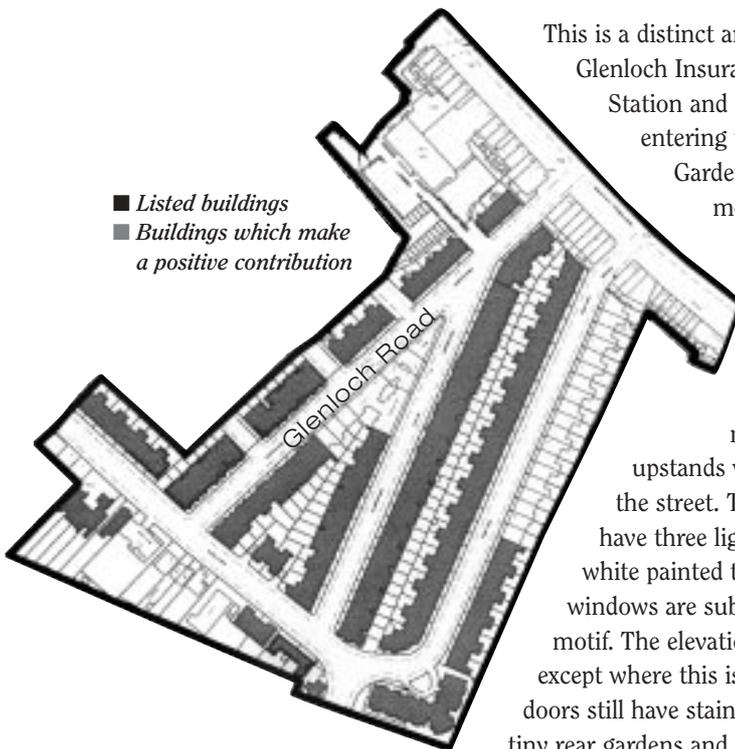
Lambolle Road Nos. 5-7 are out of scale with the rest of the street.

Merton Rise Nos. 3-11 do not contribute to the character of the Conservation Area.

Loss of boundary wall and gate piers interrupt otherwise generally well-defined and consistent frontages (e.g. 38-40 Eton Avenue, 12 Strathray Gardens, 55 Lancaster Grove).

Buildings outside the Conservation Area which detract from its setting: the obtrusive extension to the Britannia Hotel at the corner of Primrose Hill Road and Fellows Road.

SUB AREA FOUR: Glenloch Area



This is a distinct area of Edwardian terraced housing developed by the Glenloch Insurance Company close to Belsize Park Underground Station and Haverstock Hill. There is a clear change in character on entering this area from both Belsize Avenue and Belsize Park Gardens from the larger, grander, villa development to more modest family housing of a much smaller scale and tighter grain. These streets fall at a constant gradient to Glenilla Road which is flat.

The houses along Glenloch, Glenmore and Howitt Roads are two storey red brick terraces with a basement and an attic storey within a slate-faced mansard. At roof level the party walls are expressed as upstands with shared chimneys located at the ridge that step up the street. The terraces are of similar design but show variations. All have three light, two storey bays and dormers and utilise render and white painted timber frames to provide contrast. The upper portions of windows are sub-divided by glazing bars, some with a decorative sunrise motif. The elevations give strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration. Many front doors still have stained glass of Art Nouveau design. The plots are small with tiny rear gardens and narrow frontages. The consistent use of 'lava' bricks to



form the frontage boundaries is characteristic of these streets and forms a distinctive edge. This is lost where frontage walls have been removed. The urban form is offset by small street trees and planting within the front gardens. Most properties retain laurel hedgerows above the boundary walls.

Glenilla Road is less consistent in character having a variety of buildings of different ages, materials, styles and heights along its southern side. Sussex House is an overbearing flat block significantly larger than the other buildings in the street.

'Belsize Parade' (Nos. 147-169 & 171-183 & 185-189 Haverstock Hill) are late 19th century terraces of four storeys forming a local shopping parade with residential above, contemporary with and in a similar style to the Glenloch area to the west. A set back building line creates a broad pavement which is enhanced by a continuous row of mature trees and benches. The buildings form an attractive and coherent group which is visually and historically integrated with the Glenloch development.

Nos. 191-211 Haverstock Hill is a 1930s local shopping parade of three storeys plus mansard floor with residential on upper floors, stepped back to create terraces. It includes the Screen on the Hill Cinema (on part of the site of the former Odeon Cinema, demolished in the 1970s). It continues the building line of Belsize Parade, with similar pavement treatment and street trees. It is architecturally undistinguished but is contemporary with Hillfields and Tudor Close to the west, and maintains the general scale and building line of nos. 147-189 Haverstock Hill. The central unit detracts from the appearance of the terrace as a whole and the flat block to the rear is an opportunity site.

Nos. 147-211 are identified in the UDP as part of the Neighbourhood Shopping Frontage.

Views

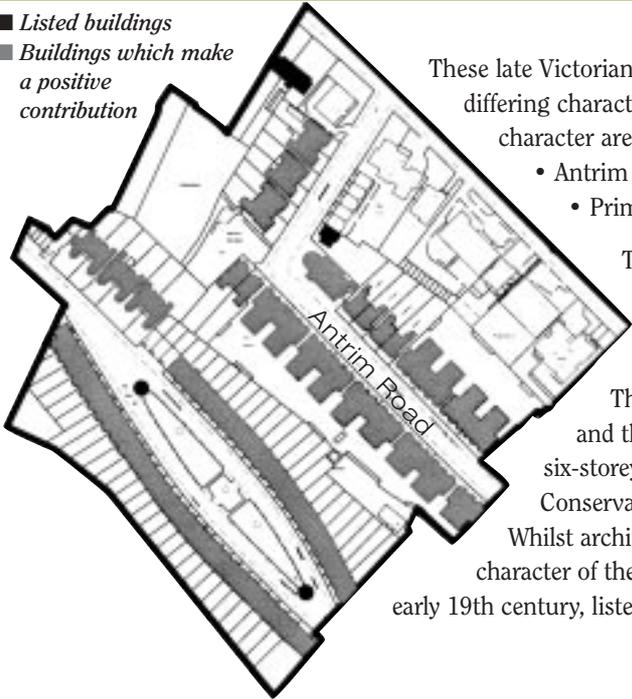
St Paul's Cathedral, St Stephens and Christchurch can be seen from Haverstock Hill.

Negative Features

- Glenilla Road Sussex House is an oppressively large block.
- Glenloch Road Tagore House and curtilage.

SUB AREA FIVE: Primrose Gardens/Antrim Road

- Listed buildings
- Buildings which make a positive contribution



These late Victorian streets are physically separate and have distinct but differing characters. Accordingly, they have been broken down into two character areas

- Antrim Road
- Primrose Gardens.

There is a consistency in terms of the higher density of development and the well defined, three storey red brick frontages. Both are primarily residential in nature and slope gently south towards England's Lane. The views to the south are terminated by the mature trees and the houses in Chalcot Gardens. The modern five and six-storey blocks along Haverstock Hill are within the Conservation Area but are not related to its central character.

Whilst architecturally undistinguished they do not detract from the character of the area. The most notable group on Haverstock Hill is the early 19th century, listed (Grade II) symmetrical stucco terrace at Nos.129-131.



ANTRIM ROAD/ANTRIM GROVE

These roads, originally named Antrim Street, were constructed in the late 19th/early 20th century. The southern end of Antrim Road is predominantly three-storey whereas its north end and Antrim Grove is a smaller scale at two storeys. The streets have a general consistency in the use of red brick, render, white painted timber sash windows, slate roofs, gables and bay windows. Antrim Gardens at the northern end of Antrim Road is a small public open space which terminates the vista along the street. The area of allotments to the rear of the garden provides views to the rear of Belsize Grove with mature trees and reflects the character of the former market garden. These areas are designated as Public or Private Open Space (refer to UDP Policy EN48).

Antrim Mansions, dating to 1897 at the southern end of Antrim Road, is a consistent group of 3 storey brick mansion flat blocks of two differing designs located on both sides of the street. Although there is slight variation in the design, they are consistent in terms of their heights, repeated bays with gables above and central doorways with first floor decorative iron balconies. These properties have consistent front boundary walls and hedgerows that define the street. At the northern end of Antrim Road are two semi-detached houses of two-stories (Epworth, Kingswood, Pembroke, and Highfield) of distinctive Arts and Crafts influenced style with mature gardens to the frontage. Belsize Branch library (1937), designed by HA Gould and R Aldridge, which replaced an earlier building dated 1897, turns the corner with its curved reading room punctuated by tall vertical windows. It is a good example of 1930s style civic architecture. There is a pleasant wide pavement area with York stone paving and two small trees adjacent to the curved northern end of the library.

Along the northern side of Antrim Grove are three pairs of semi-detached houses. No. 15 Antrim Grove is a notable small stuccoed house of c1820, identified by Pevsner as being 'a survivor from the rural villas once dotted around this area'. However, the 1970s terrace at Nos. 1-9 has a jarring relationship with it.



PRIMROSE GARDENS

This residential street, named Stanley Gardens until 1939, was initially developed in the 1880s on a rectangular field between Belsize Grove in the north and England's Lane to the south. The southern end of the street comprises two long curved terraces sloping down to England's Lane, overlooking an elongated oval open space with listed telephone kiosks at either end. The open space provides an important focal point within the street and is one of the few areas of open space within the area. It comprises two grassed areas with mature trees either side of a hard landscaped central area with York Stone paving and two small trees. Within the space are four cast iron framed benches typical of the area. There are original railings to the perimeter of the grassed area. It is designated as an area of Public or Private Open Space (refer to UDP Policy EN48).

It comprises two grassed areas with mature trees either side of a hard landscaped central area with York Stone paving and two small trees. Within the space are four cast iron framed benches typical of the area. There are original railings to the perimeter of the grassed area. It is designated as an area of Public or Private Open Space (refer to UDP Policy EN48).

The terraces either side are three-stories with a lower ground and attic level but are of two slightly different designs. One has a projecting two-storey, square, two-light bay with hipped, tiled roofed projecting porch; the other a hipped roof projection the width of the ground floor. All the terraces have vertically proportioned openings, many retain recessed square sash windows and contrasting stucco/painted stone heads/bands to tops of windows and doors. The most prevalent material is red brick (Nos. 3-37 and 8-48), however, one portion of the terrace is in a yellow brick (Nos. 39-57) and has foliated capitals to the upper ground floor. Despite the difference in colour, there is enough



similarity in the height, detailing and enclosure provided for this element to form a group with the terraces opposite and adjacent. The majority of these properties have retained stucco/red brick gate piers and square section railings to frontage. Nos. 50-54 are a modern extension to the terrace and are of inappropriate scale. There are also examples of large inappropriate dormers at

roof level, inappropriate replacement windows and prominent pipework that detract from the consistency of the terrace, as does the white painted brickwork at No. 1.

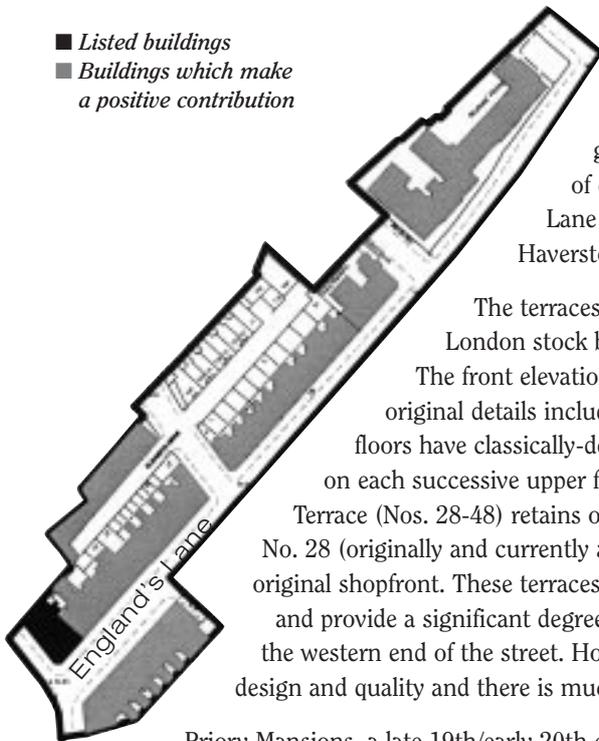
Nos. 56-66 form a group of large semi-detached houses showing Arts and Crafts influence: render with half timbering, steep, hipped clay tiled roofs, wide, two-storey bays with gables over and large asymmetrical chimneys at the northern end of the road. They have long front gardens with mature trees which make a significant contribution to the street.

Negative Features

- Antrim Grove No. 2
The 1970s terrace at Nos. 1-9 has a jarring relationship with No. 15.
- Primrose Gardens Nos. 50-54 is a modern terrace of inappropriate scale and unsympathetic design.

SUB AREA SIX: England's Lane

- Listed buildings
- Buildings which make a positive contribution



The northern side of the street and its western end is generally characterised by three to four storey terraces with shops at ground level and residential above. The degree of enclosure along the northern side of England's Lane is continued between Antrim Road and Haverstock Hill by a four storey former nurses home.



The terraces at nos. 4-26, 28-48 and 41-55 England's Lane are built in London stock brick and have contrasting painted stone and stucco detailing. The front elevations of Nos. 28-48 are rendered. The shopfronts retain a variety of original details including scrolls, pilasters, fascias, doors, and frames. The upper floors have classically-detailed window surrounds and the sizes of the windows diminish on each successive upper floor. There are generally corbels at parapet level and Elizabeth Terrace (Nos. 28-48) retains original balconies at first floor level. No. 28 (originally and currently a chemist) has a well-preserved original shopfront. These terraces are set at the back of the pavement and provide a significant degree of enclosure and urban character to the western end of the street. However, many shopfronts are of poor design and quality and there is much scope for improvement.



Priory Mansions, a late 19th/early 20th century block on the corner with Antrim Road, continues the vertical emphasis of the elevations, in red brick with contrasting banding. The 1930s former nurses' home at the east end of England's Lane is of a similar scale, with four storeys in dark red brick, with vertically proportioned windows aligning with small repeated dormers set into the roof, and pilasters expressed in the brickwork.



The Washington Public House, at the west end of England's Lane, was built in 1865 by the developer Daniel Tidey and is listed Grade II. The ground floor is faced in rusticated render with vermiculated dressings to the windows. The upper three floors are rendered with pedimented windows at first floor.

The buildings in Elizabeth Mews are of a similar size and scale to the other mews areas. The north-eastern terrace has been rebuilt but is of appropriate scale and materials and retains the height of the original buildings. The terrace to the south-west retains more of its original character.



Views

Along England's Lane eastwards the view is closed by restored villas outside the Conservation Area boundary on Haverstock Hill

Negative Features

England's Lane Some inappropriately proportioned shopfront and fascia treatment to shops, particularly at Nos. 12, 14, 26, 34, 44-46, 47 and 48

Loss of some of the corbel detail at eaves level at Nos. 4, 6, 16, 18, 42-48, and 30-36.

AUDIT

LISTED BUILDINGS

Within the Belsize Conservation Area there are some 44 buildings and structures included in the statutory list of buildings of architectural or historic interest, all at grade II. Details and photographs of the listed buildings are available on the Camden web-site; www.camden.gov.uk/planning/listed

Sub Area One: Belsize Park

Belsize Grove	Nos. 26-38 (even)
Belsize Square	Church of St Peter 1858/59 by W Mumford. Tower and chancel by JP St.Auben
Haverstock Hill	Hampstead Town Hall

Sub Area Two: Belsize Village

Belsize Crescent	No. 24
Belsize Lane	Nos. 79-93 odd

Sub Area Three: Eton Avenue

Eton Avenue	Nos. 13, 26, 30, 31, 34, 36, 37, 39 43, 45 57, 59, 61, 63, 65, 69, 73
Lancaster Grove	Belsize Fire Station

Sub Area Five: Primrose Gardens/Antrim Road

Haverstock Hill	Nos. 129-131
Primrose Gardens	K2 telephone kiosks opposite No. 3 and No. 48

Sub Area Six : England's Lane

England's Lane	The Washington Public House
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BUILDINGS AND GROUPS OF BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area. The general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG15, paragraphs 3.16-3.19).

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

Sub Area One: Belsize Park

Adamson Road	Nos. 1,17-37, 12-26
Belsize Avenue	Nos. 1-11, 16-28, 21- 39, 45-63, 32-42,44-54, 56-60
Belsize Grove	Nos. 2 -24, 9-13
Belsize Park	Nos. 1-8, 9-17, 18- 33, 39-55, 56, 57, 62-69
Belsize Park Gardens	Avenue House, Manor Mansions, Nos. 1-79, 2-44, 50-56, 62-82
Belsize Square	Nos. 1-22, 23-26, 27-30, 31-48, 50. Original red brick element of Belsize Square Synagogue
Buckland Crescent	Nos. 2, 6, 8, 12-22, 1-51
College Crescent	Nos. 14-28
Crossfield Road	Nos. 1-13,14-22,The Hall School (excluding London stock brick extension)
Lambolle Road	Nos. 2 & 4
Lancaster Drive	Nos. 1-7, 2-12
Lancaster Grove	Nos. 2-10, 9-15, 19-35

Sub Area Two: Belsize Village

Baynes Mews	Nos. 3-9
Belsize Court Garages	Nos. 1-9, 2-8
Belsize Crescent	Nos. 2-22, 1-25, 29-33
Belsize Lane	Nos. 27- 39, 44-104, 41,43, 55-59, 101
Belsize Park Mews	No. 2
Belsize Place	Nos. 1, 2
Belsize Terrace	Nos. 7-12
Daleham Mews	Nos. 2-18, 1-37
McCrone Mews	Nos. 1- 6

Sub Area Three: Eton Avenue

Belsize Park Gardens	Nos. 83-89
Eton Avenue	Nos. 1-9, 11, 33, 35, 47-55, 67, 71, 10-14, 22, 24, 28, 32,38-42, 56, 58, Sarum Hall School, Day Centre, Eton Court
Eton Garages	Nos. 1-10, 11-19
Fellows Road	Nos. 26-72, 86-102, 112-148,129-139,
Kings College Road	Hollow Point, College Villa
Lancaster Garages	Nos. 1, 2-12, 18-24 (inclusive)
Lambolle Place	Nos. 1-8
Lambolle Road	Nos. 1,13-31, 6-16, 22-48
Lancaster Grove	Nos. 37-43, 45-71, 14a, 14-20, 26-30
Merton Rise	Nos. 20-24
Primrose Hill Road	Nos. 25, 44-48
Strathray Gardens	Nos. 1-9, 2-14
Winchester Road	Nos. 21a, 22- 32 23-35

Sub Area Four: Glenloch

Glenilla Road	Nos. 1-15, 17-19, 12, studios (south side), 34-44
Glenloch Road	Nos. 2-6, 8-16, 18-26, 28-40, 42-54, 1-9, 17-37
Glenmore Road	Nos. 1-65, 2-30
Howitt Road	Nos. 1-29, 2-62, 39-57, Howitt Close

Sub Area Five: Primrose Gardens/Antrim Road

Antrim Road	No. 1, Kingscliffe, Antrim Mansions, Epworth, Kingswood, Pembroke, and Highfield, Belsize Branch library
Antrim Grove	Nos. 4-14, 15
Primrose Gardens	Nos. 1-57, 6-48, 56-66

Sub Area Six: England's Lane

Elizabeth Mews	Nos. 15-19
England's Lane	Nos. 4-26, 28-48 and 41-55 Priory Mansions Former Nurses' Home
Antrim Road	Antrim House

STREETSCAPE AUDIT

Traditional materials and features which enhance the Conservation Area.

Adamson Road	Tiled street name plates. Mature street trees.
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Antrim Grove	Drainage channels of 3 rows of setts. North end of library - York stone paving. Nos. 4-14 distinctive front boundaries with pebbledash walls, timber gateposts and privet hedges.
Antrim Road	Mature tree at junction with England's Lane.
Baynes Mews	Original granite sett paving, side drainage channels of 3 rows of setts. Entrance has granite kerb with Yorkstone slabs behind (as Princess Mews).
Belsize Avenue	Tiled street name plates. Semi-mature street trees in verges forming avenue. Nos. 13-51 odd: wide grass verge (protected by article 4 direction). Nos. 16-60 even: wide grass verge (protected by article 4 direction).
Belsize Court Garages	Original granite sett (square, pink) paving with drainage channels of 3 rows of setts. Nos. 2-8 street trees.
Belsize Crescent	Front walls of white painted masonry with moulded balusters.
Belsize Grove	Tiled street name plates. Original granite sett drainage channel on both sides of road in front of Nos. 26-38.
Belsize Lane	Part original granite sett drainage channel. Tiled street nameplates. No. 76 Massive Yorkstone slab to footway (over cellar?).
Belsize Mews	Original granite sett paving.
Belsize Park	Nos. 1, 8, 12, 17, 18, 21-25 (odd), 26, 31, 33, 42, 51-56 (consec),66: front boundary walls of stucco, pierced balustrade and moulded coping. Remnant granite sett drainage channel.
Belsize Park Gardens	Tiled street name plates. Mature street trees. East side e.g. No.74 - front walls with stone balusters and squat piers. West side Nos. 83-85 timber fence and railing on low red brick wall. No. 2: 'Avenue House' limes in front boundary.
Belsize Park Mews	Original granite sett paving (predominantly pink and square). Spur-stones either side of mews entrance. Missing entrance arch to mews. No. 2: original hoist to former hayloft.
Belsize Place	Part original granite sett drainage channel. Yorkstone footway (44 Belsize Lane - 1 Belsize Place). Tiled street name plates.
Belsize Square	Tiled street name plates. White rendered walls and piers, some with remnants of pierced masonry balustrade.
Belsize Terrace	New layout, with pedestrian paving and seating, in well chosen Yorkstone and granite.
Buckland Crescent	Tiled street name plates. Mature street trees. No. 3: Iron-work panel in stucco front boundary wall.
Burdett Mews	New granite sett paving (square, split silver-grey).
College Crescent	No. 24: Front boundary wall of stucco with pierced balustrade and pier caps.



Streetscape

Crossfield Road	Tiled street name plates. Mature street trees.
Daleham Mews	Original granite sett paving (square, pink). Entrance with granite kerb and Yorkstone slabs behind. Tiled street name plates.
Elizabeth Mews	Original granite sett paving with central drainage channel of 3 rows of setts.
England's Lane	Mature tree at Antrim Rd junction. York stone slabs to shops (Nos. 6, 10, 18, 26, 30, 41).
Eton Avenue	Tiled street name plates. Mature street trees. Fire station: hedge. South side: (e.g. Nos. 71, 73) front boundary walls red brick with terracotta coping, pier caps and stringcourses. North side, west of Crossfield Rd: front boundary walls materials as north side but piers unusual - cylindrical with conical pier caps. North side, east of Strathray Gdns: different terracotta pier caps. In all cases original ironwork is missing though fixing points on copings & piers may be seen. No. 15: (Sarum Hall School): line of lime trees on front boundary. No. 26: Timber gate posts with carved tops.
Eton Garages	Original square, pink & blue granite sett paving. Tiled street nameplates.
Fellows Road	Tiled street nameplates. Mature street trees (mostly Raywood Ash). Front boundary walls appear to be Gault bricks (matching houses) with piers two bricks square and stone caps. West of Merton Rise front walls are red brick with blue engineering-brick plinth, saddle coping and decorative stringcourses. Nos. 36-46 Piers 2m high with decorative moulded caps, walls 1.2m high - ironwork railings to walls has been lost. No. 92: decorative terracotta pier caps with orb finial. Nos. 26-72: front hedge.
Glenloch Road	Low walls of over-burnt (lava) brick with capping of double-cant engineering bricks on edge punctuated by upstanding over-burnt brick. Substantial gateposts (in concrete and timber to the same pattern) with moulded cap and finial detail: repeated in Glenmore Rd and Howitt Road.
Glenmore Road	Substantial gateposts (in concrete and timber to the same pattern) with moulded cap and finial detail: repeated in Glenloch Rd and Howitt Road.
Haverstock Hill	Nos. 147-211 mature street trees.
Howitt Road	Substantial gateposts (in concrete and timber to the same pattern) with moulded cap and finial detail: repeated in Glenmore Rd and Glenloch Road.
King's College Road	Tiled street name plates.
Lambolle Place	Tiled street nameplates. Drainage channels of square, pink granite setts. Tall piers at western end framing parking/garages.

Lambolle Road	Tiled street nameplates. Nos. 5-7; mature trees and hedge. Front boundary walls of red brick with stone cap (iron-work in-fill missing), piers 1.7m high, 2 bricks square with chamfered corners and over-large white caps.
Lancaster Drive	Tiled street name plate.
Lancaster Grove	Tiled street name plates. Mature street trees (south side). North side: front boundary walls generally red brick with piers two bricks square and some terracotta caps. Nos. 1-8 (Fire station): large stone setts to crossover and forecourt. Nos. 14-20, 24-34: brick wall with massive piers 2.3m high and three bricks square, stone caps, string courses, and ledge to panels.
Lancaster Stables	Original granite sett paving.
McCrone Mews	Original granite sett paving running to central gully. Setts missing from entrance though massive granite slabs (for wheel tracks) remain with granite kerbs and setts behind.
Merton Rise	Tiled street nameplates.
Primrose Gardens	Front boundaries with red brick piers and much original iron railing (with matching gates into front areas). Two styles with either square section bars and finials or twisted bars and different finials. Unfortunately many of the piers have been painted white. York stone paving (south side - even Nos.) Coal hole covers, many with local foundry names: Even Nos: No.6 x1, No.8 x2, No. 10 x2, No.14 x2, No.16 x2, No.18 x2, No.20 x1, No.22 x2, No.24 x2, No.24 x2, No.26 x1, No.30 x1, No.32 x1, No.36 x2, No.38 x2, No.40 x1, no.42 x2, No.44 x2, No.46 x2. Odd Nos: No.1 x2, No.3 x1, No.5 x2, No.7 x2, No.15 x1, No.17 x2, No.23 x1, No.25 x1, No.31 x1, No.35 x2. Drainage channels of 3 rows of long, pink setts.
Princess Mews	Original granite sett paving with side drainage channels of 3 rows of setts. Granite kerb at entrance with York-stone behind (as Baynes Mews). Tiled street name plates.
Strathray Gardens	Tiled street name plates. Mature street trees. Front boundary walls of redbrick with octagonal piers, string course, coping and caps of terracotta.
Winchester Road	Tiled street name plates. Mature street trees.

OPPORTUNITY SITES

Sub Area One: Belsize Park

Buckland Crescent	Nos. 24-28
Belsize Square	Nursery and Scout Hut

Sub Area Two: Belsize Village

Belsize Park	Hotel car park rear of Nos. 43-44
Belsize Lane	Garage court between Nos. 71 & 73



Sub Area Three: Eton Avenue

Lambolle Road Nos. 5-7, No. 8

Sub Area Five: Glenloch

Tagore House

CURRENT ISSUES

The Belsize Conservation Area retains much of its architectural integrity. Generally, despite the imposition of the motor car into the public realm and the insertion a scattering of buildings from the second half of the 20th century within the Conservation Area, the majority of the area retains the essence of the character and appearance that would have prevailed in the 1930s. Key areas where post-war development has had an impact are the Haverstock Hill frontage and along Fellows Road. The pressures exerted on the character and appearance of the Conservation Area are fourfold.

New development

New development within the Belsize Conservation Area over recent decades has involved the infilling of gaps within frontages and the replacement of existing development. Where new development does not preserve or enhance the character and appearance of the Conservation Area it is generally due to one of the following:

- Inappropriate materials
- Inappropriate scale/bulk/height/massing
- Inappropriate relationship to street and neighbouring properties
- Impact on privacy of neighbouring properties
- Alterations and extensions to existing buildings

The majority of applications for planning permission within the Belsize Conservation Area involve minor alterations and extensions to existing dwellings. This can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole. The most noticeable changes within the area often result from one or more of the following:

- Roof extensions - particularly the addition of overly large, inappropriately proportioned dormers, and the addition of mansard roofs
- Alteration to, or replacement of windows, porches, doors, and other features. This includes the use of inappropriately scaled and detailed modern doors and window frames, in unsuitable materials
- Addition or alteration to basements
- Addition of roof terraces or balconies. The key issue being roof terraces with inappropriate railings that are prominent in the street scene
- Addition of external services
- Inappropriate design and materials
- Inappropriate external painting (particularly of brickwork)
- Loss of original features. (The classical ornamentation on the villa development and terraces has been particularly susceptible)
- Extensions of excessive bulk, massing or height
- Within shopping frontages inappropriate alterations and replacement shopfronts can detract from the character of the street. Such alterations have included:
 - Inappropriate signage
 - Inappropriate fascias
 - Inappropriate awnings
 - Loss of original detailing (e.g. pilasters, scrolls, cornices and stallrisers)
 - Inappropriately proportioned replacement shopfronts in unsuitable materials and loss of stall risers

Works to frontages and within the public realm

Building frontages, pavements and landscaping are important constituents of the character and appearance of the Conservation Area. The following changes result in cumulative attrition, to the detriment of the streetscape and can be seen throughout the Conservation Area:

- Loss, alteration or replacement of boundary walls, gateposts, piers, railings and balustrading
- The formation of new crossovers and loss of front gardens to parking
- The loss of trees and boundary planting



GUIDELINES

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

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) adopted in March 2000 and supported by Supplementary Planning Guidance (SPG). This Statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach.

In this context UDP Policy EN31 states; "The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in term of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

The following guidelines provide the framework for development proposals and should be read in conjunction with the descriptions in the Character and Appearance Section.

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

ARCHAEOLOGY

BE1 Part of the Conservation Area centred on the junction of Belsize Avenue and Belsize Park Gardens has been designated an Archaeological Priority Area by the Council in the UDP, which represents the core of the medieval and post-medieval Belsize manor house and monastery. In accordance with Planning Policy Guidance note PPG16, the Council will seek to ensure the preservation of the archaeological heritage and promote its interpretation and presentation to the public. Within archaeological priority areas, and on other sites identified as having archaeological potential, an archaeological desk based assessment report and/or field evaluation may be required to determine the impact of development upon archaeological remains.

Where groundworks are proposed it is important that the Council's Conservation & Urban Design Team and the Greater London Archaeological Advisory Service at English Heritage are consulted to ensure adequate protection of such remains (refer to UDP Policies EN41 & EN42).

BASEMENTS

BE2 The creation of new front basement areas will generally be resisted for traffic and design reasons. Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. The Council will normally only permit such works if the building will be restored by the action to its original condition, or if it will contribute to the established character of the street scene.



DEMOLITION

- BE3 Within the Conservation Area total or substantial demolition of a building (whether listed or otherwise) will require conservation area consent.
- BE4 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN36 and SPG Demolition Guidelines).
- BE5 All applications should show clearly the extent of demolition works proposed (including partial demolition).
- BE6 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.
- BE7 The demolition of buildings or removal of streetscape features which made a positive contribution to the character and appearance of the Conservation Area will be resisted.

ESTATE AGENT BOARDS

- BE8 Legislation concerning the display of adverts is contained principally in the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended). The Regulations also identify fourteen classes of advertisement that have 'deemed consent'. A profusion of estate agent's boards can have a detrimental impact on the environment in terms of visual clutter. Only one advertisement, of specified dimensions, per property to be sold or let has deemed consent under the Regulations. Applications for consent to exceed the deemed consent level will usually be refused in Camden. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally. For more information see SPG.

FRONT GARDEN AND BOUNDARIES

- BE9 Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominately formed by walls, either with railings or hedges. The original features of the boundaries may vary. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings. There are also some higher walls on some properties with decorative features. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.
- BE10 The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

LISTED BUILDINGS

- BE11 Under section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. The cleaning or repainting a façade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission. Listed buildings do not have 'permitted development' rights.

- BE12 Listed building consent is not normally required for maintenance and like for like repairs but if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.
- BE13 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.
- BE14 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. You are advised to obtain written confirmation that repair work proposed does not require listed building consent. The Council's development policies relating to listed buildings are contained in the UDP. Additional guidance is included in SPG and in the Government's Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on listed buildings.

MATERIALS AND MAINTENANCE

- BE15 In all cases, existing/ original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as porticoes; door and window architraves, pediments, hoods and finials; eaves brackets; balustrading; cornicing; timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained add to the visual interest of properties. Where removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.
- BE16 The choice of materials in new work will be most important and will be the subject of control by the Council.
- BE17 Generally routine or regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing and stucco, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- BE18 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area and may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing if done badly can also drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.

NEW DEVELOPMENT

- BE19 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards.
- BE20 The Belsize Conservation Area has a variety of building types, ages and styles. Modern development has not always taken account of the area's history and its context. Development which is overtly modern will not be resisted provided it respects the layout, height and scale of existing development within the Conservation Area.

REAR EXTENSIONS/CONSERVATORIES

- BE21 Planning Permission is usually required for the erection of a rear extension or conservatory. However, modest single storey extensions to a single family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume & height. It is advisable to contact the Planning Service to confirm if this is the case.
- BE22 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- BE23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- BE24 The infilling of yards and rear spaces between buildings will generally be unacceptable.
- BE25 In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

ROOF EXTENSIONS

- BE26 Planning permission is required for extensions and alterations at roof level. Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:
- It would be detrimental to the form and character of the existing building
 - The property forms part of a group or terrace which remains largely, but not completely unimpaired
 - The property forms part of a symmetrical composition, the balance of which would be upset
 - The roof is prominent, particularly in long views
- BE27 Further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.
- BE28 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.

ROOF GARDENS

- BE29 The formation of roof gardens can be an opportunity for external open space. Care should be taken in the location of gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Railings should be constructed from materials appropriate to the building and should not be prominent from the street. Consideration will be given to overlooking and the impact on long views in particular. Roof gardens should not be located on mansard roofs.

SATELLITE DISHES

BE30 Dishes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

SHOPFRONTS/ ADVERTISEMENTS

BE31 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.

BE32 There are historic shopfronts dating from the mid 19th century within the Conservation Area. Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired. The loss of historic/original shopfronts will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area, when such opportunities arise.

SHOPFRONT SECURITY

BE33 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

- the strengthening of shopfronts;
- the use of toughened or laminated glass;
- internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
- improved lighting.

BE34 There will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.

BE35 It is Council policy to keep under continuous review the prioritisation of enforcement action across the Borough of unauthorised advertisement works and unauthorised change of use.

SIDE EXTENSIONS

BE36 Planning permission may be required for the erection of side extensions. Modest single storey side extensions to single family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume, height and location. It is advisable to consult the Planning Service to confirm if this is the case.

BE37 There are many semi-detached and detached villas in the Conservation Area and side extensions would only be acceptable where they do not upset the character and relationship between the properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

TREES AND LANDSCAPING

- BE38 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.
- BE39 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.
- BE40 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- BE41 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development. A separate Council leaflet on Trees is available.

VENTILATION DUCTS/ AIR HANDLING EQUIPMENT

- BE42 The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected. (refer UDP: EN6)
- BE43 The Council will require full details of mechanical plant and equipment for all A3 (change of use to restaurant, pubs and hot food take-aways) applications.

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www.english-heritage.org.uk

Office of the Deputy Prime Minister (responsible for regional and local government). www.odpm.gov.uk

Belsize Conservation Area Advisory Committee and other groups can be contacted via CINDEX which is available through Camden Libraries, Camden Information Point and by direct internet access at <http://cindex.camden.gov.uk>

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