

Heritage Statement

Proposed Side and Rear Extension, Garden Room and Second Floor Roof Terrace

At: 78 Castelnau, Barnes

On behalf of: Mr Alex Dolman

July 2024

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1.0 Introduction

- 1.1 This heritage statement has been prepared on behalf Mr Alex Dolman to accompany a planning application for a side and rear extension, alterations to rear elevation, second floor roof terrace and electric entrance gate at 78 Castelnau, Barnes, SW13 9EX ("the Site").
- 1.2 This statement describes the site and the surrounding area. It then goes on to set out the planning policies relevant to the proposed development. The proposed works are described in detail and followed by a heritage assessment.
- 1.3 It is concluded that there will be no harm to the heritage asset.

2.0 The Site and Surrounding Area

- 2.1 The site comprises a semi-detached dwelling located on Castelnau, Barnes,
- 2.2 The site is not listed but does lie in the Castelnau Conservation Area. The property is designated as a Building of Townscape Merit ("BTM"). The site lies in Flood Zone 3.
- 2.3 The Conservation Area Statement identifies that:

"At the southern end of Castelnau the houses are well set back from the road and are often hidden by planting with only the strong repeated outline of the steep pitched gable fronted slate roofs being visible through foliage."



Figure 1: Aerial view of the Site (Google Earth) Site boundary show in red (approx.)



Figure 2: Aerial view of the Site (Google Earth) Note garden building at 80 Castelnau adjacent to the site



Figure 3: Aerial view of the rear Site (Google Earth) Note number and variety of rear extensions to properties in vicinity to the Site



Figure 4: Aerial view of the rear Site (Google Earth) note extension at 80 Castelnau

3.0 Proposed Development

3.1 The proposed development is for the erection of a side and rear ground floor extension and garden building.

3.2 The works are as follows:

- Proposed side and rear single storey extension
- Alterations to rear elevation at first floor level
- Second floor roof terrace
- Installation of entrance gate and raising or front boundary wall
- Alteration to garage elevation at front

3.3 The proposed works are predominately confined to the rear of the property and only limited work is proposed which will result in any change to the appearance of the building when viewed from Castlenau.

4.0 Planning Policy

4.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid by Local Planning Authorities to the desirability of preserving or enhancing the character or appearance of that area.

4.2 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (2023).

4.3 At the heart of the NPPF is the presumption in favour of sustainable development (para 11). It identifies development proposals, that accord with an up-to-date development plan, should be approved without delay.

4.4 Section 16 of the NPPF is concerned with conserving and enhancing the historic environment.

4.5 Paragraph 200 of the NPPF states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"

4.6 The development plan relevant to the proposed development is:

- London Plan (2021)
- Richmond Local Plan

4.7 Also relevant are the following Supplementary Planning Documents ("SPDs"):

- House Extensions and External Alterations (June 2015)
- Residential Development Standards (March 2010)

The Richmond Local Plan

4.8 The Richmond Local Plan was adopted in July 2018. Key policies relevant to the proposals are set out below.

4.9 Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

4.10 Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used.

- 4.11 The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.
- 4.12 All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.
- 4.13 Policy LP4 identifies that the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.

Building of Townscape Merit Supplementary Planning Document

- 4.14 The Council's BTM SPD was adopted in May 2015.
- 4.15 Paragraph 4.1 states that:

"The removal of original or characteristic features, or the introduction of unsympathetic windows, doors or materials can not only destroy the visual quality of one building but erode the entire character and interest of an area. Many Buildings of Townscape Merit play a crucial role in the character of local areas. The sympathetic maintenance and adaptation of these buildings can preserve and indeed increase the attractiveness of an area."

Castelnau Conservation Area Statement

- 4.16 The Council's Castelnau Conservation Area Statement identifies that the

"The original conservation area, which included the Castelnau villas, the villas of Lonsdale Road and the linked village centre, were designated in recognition of the architectural and historic value of the continuous groups of buildings along Castelnau in a setting of fine trees."

5.0 Assessment

Statement of Significance

- 5.1 Understanding the significance of the historic asset helps shape the proposals from the outset.
- 5.2 The following paragraphs provide a brief description of the asset which includes additional detail about those areas most affected by the proposals.
- 5.3 The Castelnau Conservation Area Statement sets out the history of the conservation area. It identifies that in 1825 Upper Bridge Street was created to connect Barnes Village with the then new Hammersmith Toll Bridge. The road was renamed Castelnau after the family estate of Major Boileau who was responsible for the large amount of the development in the area following the bridge opening.
- 5.4 The earliest development along Castelnau is a group of twenty pairs of classical villas. Other development took place on Castelnau through the 19th Century. This includes the construction of 78 Castelnau.

Justification for the Proposed Works

- 5.5 The proposal is to provide better living space within the property.

Assessment of the Impact

- 5.6 In consideration of the impact of the proposals, the following apply:
1. Minimal loss of historic fabric is achieved by retaining existing historic fabric at the front of the property. The conservatory at the rear which is to be demolished is a latter addition to the property and is of little historical value.
 2. The historic design principles such as layout and proportion will not be affected by the work.
 3. No historic detail will be lost.
 4. Overall, the impact is deemed to be neutral in terms of the historic environment.
- 5.7 Our approach has given due consideration for the historic nature of the asset and the afforded statutory protection offered to the historic environment.
- 5.8 The Council has already granted permission for a variety of rear extensions to property in proximity to the application site.



Figure 5: Aerial view of the rear Site (Google Earth) highlighting a number of properties with rear extensions

- 5.9 In addition, there have been a variety of side extensions added to properties on this side of Castelnau as shown at Figure 6 below.

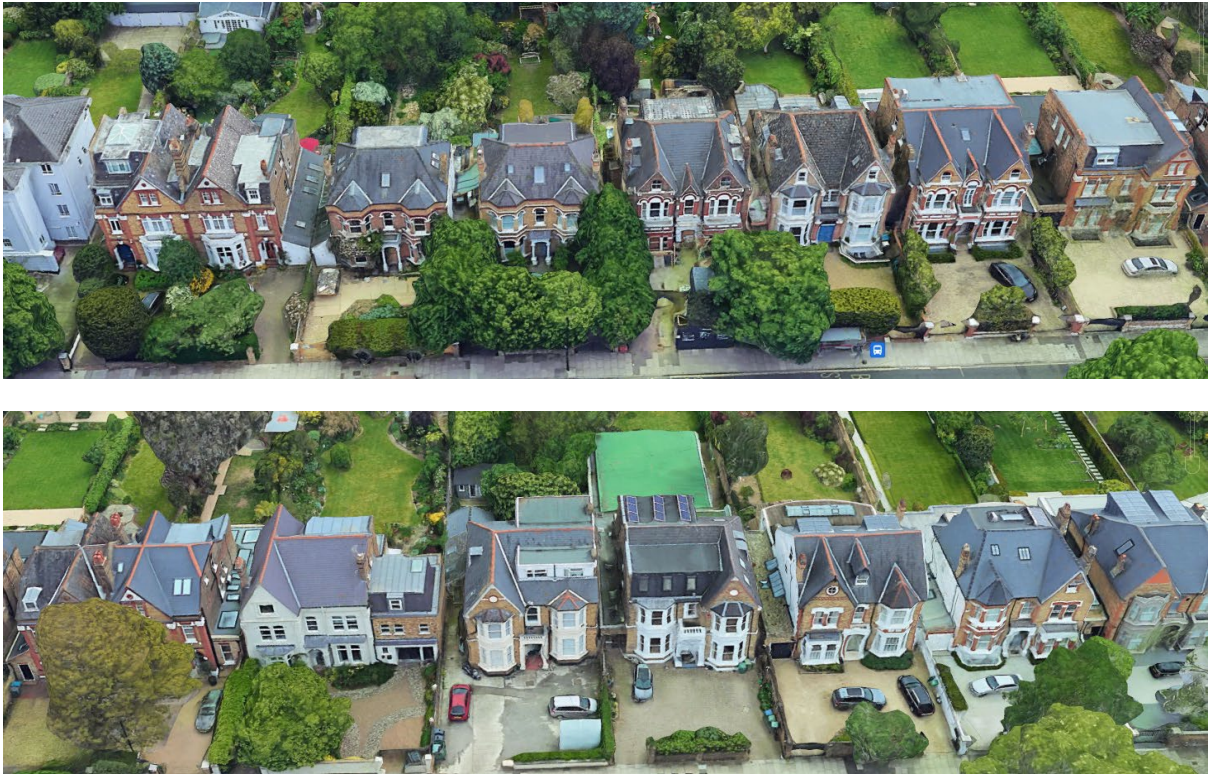


Figure 6: Aerial view of the front of the Site (Google Earth) highlighting a number of properties with side extensions

- 5.10 The scale of the proposed development will ensure that there is no harm to the character and appearance of the Conservation Area. In addition, the design will ensure that it complements other extensions which have been implemented adjacent to the site (no 76 and 80 Castelnau).

Overall Summary of The Assessment of Impact on The Historic Asset

- 5.11 The magnitude of the proposed works is assessed as minor.

6.0 Conclusions

- 6.1 Planning permission is sought for a side and rear extension, garden room and second floor roof terrace
- 6.2 The assessment has demonstrated that there will be no harm to the heritage asset as a result of the proposed development.

Chestnut Planning
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