

Project:	24 Savernake Road, London NW3 2JP
Document:	Heritage Statement
Prepared for:	Planning Application Submission
Authority:	London Borough of Camden
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# Heritage Statement

## 1. Introduction

This Heritage Statement has been prepared in support of a planning application for proposed works at 24 Savernake Road, London NW3 2JP. The site is located within the Mansfield Conservation Area. The application seeks permission for a second-floor extension, a ground-floor rear kitchen extension, and associated alterations.

## 2. Heritage Context and Significance

### 2.1 The Mansfield Conservation Area

The Mansfield Conservation Area is characterised by late Victorian and Edwardian residential development, consistent building lines, and traditional materials. Its significance derives from its coherent streetscape and well-preserved architectural character.

### 2.2 The Application Site

24 Savernake Road is a non-listed residential property that contributes positively to the conservation area. Its significance lies in its scale, proportions, and relationship to neighbouring properties. The rear elevation is of lesser public visibility and has been subject to change across the terrace.

## 3. Description of Proposed Development

The proposed development includes a second-floor extension, a ground-floor rear kitchen extension, and associated internal and external alterations. The works are designed to be subordinate and sympathetic to the host building.

## 4. Assessment of Heritage Impact

## **4.1 Impact on the Host Building**

The proposed extensions respect the scale and form of the existing building. The second-floor addition is modest and integrated into the roofscape, while the ground-floor extension is typical of rear alterations in similar properties.

## **4.2 Impact on the Conservation Area**

The proposals preserve the character of the conservation area. The front elevation remains unchanged, and development is confined to the rear and roof level, where alterations are common. Materials and detailing are sympathetic to the existing building.

## **5. Planning Policy Context**

The proposals accord with the National Planning Policy Framework and Camden Local Plan Policies D1 (Design) and D2 (Heritage), ensuring high-quality design and preservation of heritage significance.

## **6. Planning Balance and Precedent**

Comparable approvals at 32 Savernake Road (Ref: 2018/2890/P) and 30 Savernake Road (Ref: 2010/3089/P) establish clear precedent. The proposal results in no harm, or at most less than substantial harm, which is outweighed by the benefits of improved functionality and continued viable use.

## **7. Conclusion**

The proposed development preserves the significance of the host building and the Mansfield Conservation Area. The scheme is policy compliant and should be supported.