

**PLANNING STATEMENT:**

Full Planning Application

**Re: Construction of a small single-storey garden pavilion to the south-eastern end  
of the rear garden at 62 Pilgrims Lane**

**Prepared for:** Justin Snyder & Subitha Subramaniam

**Site Address:** Basement Flat, 62 Pilgrims Lane, London NW3 1SN.

**Date:** August 2023

## Planning Statement

### Application Details

Applicant: Justin Snyder & Subitha Subramaniam

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Project: Construction of a small single-storey garden pavilion to the south-eastern side of the rear garden.

Site Address: 62 Pilgrims Lane, London NW3 1SN.

Conservation Area: Hampstead conservation area.

### 1.0 Preface:

This document sets out the proposed works to the rear garden of a lower ground floor apartment of an existing Victorian mid-terrace property at 62 Pilgrims Lane. It is located in the London Borough of Camden and the Hampstead Conservation Area, and entails the construction of a small single-storey, garden pavilion. The pavilion is to be discreetly located at the rear of an existing garden, away from the main house, where it is concealed by existing brick and painted render walls and high fencing, whilst also being concealed by surrounding mature vegetation. The impact on the amenity of the adjoining occupants will be minimal. The property is not statutorily listed, but is within the Hampstead Conservation area within the London Borough of Camden.

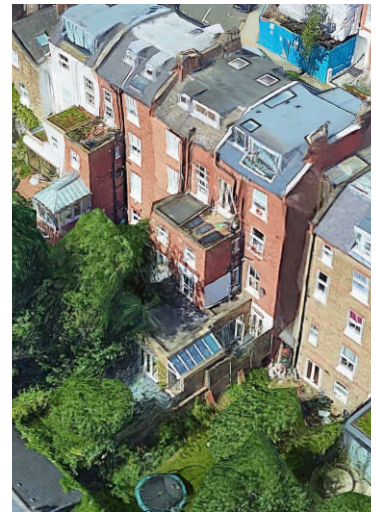
### 2.0 Neighbouring Area:



*Fig.01 existing rear garden of 62 Pilgrims Lane*



*Fig.02 existing rear view of the garden's boundary fencing and*



*Fig.03 existing birds eye rear view of 62 Pilgrims Lane*

The satellite image (Fig. 04) marks 62 Pilgrims Lane in relation to its immediate context and neighbouring properties. It should be noted that there are some precedents for outbuildings on the neighbouring properties (highlighted in yellow below). There will be minimal visual impact – with the pavilion only being visible from the immediate surroundings to the rear, on either side. The back of the pavilion faces the rear wall of the existing mews house at no. 23 Downshire Hill. It is clear therefore that the proposals will not adversely impact the character of the adjacent properties and surrounding area. To both sides of the property, the proposed pavilion will have minimal visual impact on the rear garden and the neighbouring properties, as the heights of the external walls to both sides of the boundary will be no higher than 2.5 metres above ground level. Owing to the location and layout of the proposed pavilion the neighbours will not be impacted by loss of light, enclosure or overlooking.



*Fig.04 (above) showing a satellite view of the site. The application site (62 Pilgrims Lane) is shown in context of neighbouring properties. It can be seen that the neighbouring property facing the rear of the site has undergone outbuilding works to create a mews house (23A Downshire Hill), and multiple properties have outbuildings creating a line that is not uniform.*

### 3.0 Design, Scale, Character and Appearance

The main aim for the design has been to maintain the integrity of the host property and its features, whilst adding a subtle, modern addition to the rear garden that will provide the occupants with additional space, as well as a room for working and temporary guest accommodation.

The scale and proportions of the proposed works are in keeping with the host property, while being sensitive to the neighbouring context. The height of the proposed pavilion conforms to the prevailing heights in the vicinity – this will help the extension to reinforce the existing appearance and character of the area. The roof of the extension will sit no higher than the apex of the neighbouring roof (see drawing A/02/803) at 23A Downshire Hill, and is set away from the boundary to either side.

The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area. The design draws upon previous works that William Tozer Associates have completed and upon a considered assessment of the existing building and streetscape.

#### **4.0 Materials**

The pavilion has been developed with close consideration of its immediate context to ensure that the design displays a sensitivity to the character of the host property. The garden room is proposed to be finished in brickwork and painted render, providing an aesthetically pleasing appearance, which will be sympathetic to its surroundings and in keeping with traditional garden structures. The doors to the pavilion will be aluminium-framed, with concealed framework to the head, sill and jambs of the extensions where possible, further reducing the visual impact of the proposal. The proposed roof will be clad in slate tiles to match the existing roof of no. 62 Pilgrims Lane and the roof immediately adjacent to the property at 23A Devonshire Hill and is therefore sympathetic to and in keeping with the main host property and the houses in the area. This ensures that the pavilion will be harmonious with the existing context and will reference the materials, scale and proportion of the new proposed lower ground extension (with consent ref. 2023/0909/P).

#### **5.0 Access**

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

#### **6.0 Sustainability**

In line with planning policies adopted by Camden Borough council, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated, and all new glazing will be double-glazed and thermally broken. Additionally, energy efficient materials and construction will be employed to improve the thermal performance of the property. Constructed on the existing footprint of the property — the works will have no impact on the biodiversity of the site.

#### **7.0 Adherence to Policy Documents**

Full consideration has been given to the relevant policies and as such the proposal is in accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021. The guidance for these policies support alterations to properties but require that such alterations respect the existing character and appearance of the building. The amenities, appeal and character of the residential area are not impacted by the development. The proposal adheres to the broad requirement of many of these policies to introduce a piece of high-quality architecture, with good levels of light, privacy, coherency, and positive visual impact. Adequate access amenity is retained to the residents as well as the neighbouring properties. The materials proposed are of high quality and will respectfully complement the existing building fabric. As such the proposal contributes positively to the local area.

#### **8.0 Conclusion**

The proposal for 62 Pilgrims Lane, London has been carefully considered to create a design that is of high quality. The size, position, design and appearance of the scheme have been carefully considered both in terms of design and materials and proposes a sympathetic addition to the host property that will enhance the appearance and character of the surrounding area without detriment to the neighbouring properties. For these reasons we strongly feel the proposal should be granted consent.