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## Planning Support Statement

### 28 Well Walk London NW3 1LD

### Planning Support Statement



[August 2023]

## 1.0 Introduction

Flat 5, 28 Well Walk, Hampstead, NW3 design and access statement

28 Well Walk is a four-storey Victorian building divided into flats. Flat 5 is on the third floor, within the mansard roof of the property. The building is within the Hampstead Conservation Area but is not listed.



## 2.0 Setting and Character

Number 28 Well Walk is situated on the corner of Well Walk and Christchurch Hill, within the Hampstead Conservation Area. This part of the Conservation Area is characterised by a network of streets, typically running parallel to the contours of the landscape, in some instances connected by passageways and pedestrian routes, and punctuated by small open spaces of varied character.

The buildings are predominantly residential in use, dating from the 18th, 19th and to a lesser extent the 20th centuries, in a variety of styles and differing scales.

Well Walk connects the 'village' area of Hampstead with the western edge of Hampstead Heath and is lined with 3-4 storey houses. Many remain single dwellings, although a number have been converted into flats.



Number 28 Well Walk is one such building, dating from the late 19th century, comprising five flats. The principal elevations of the building employ classical detail in a formal double-fronted composition and projecting wing. The facade is constructed in brick with double-hung sliding sash windows. The brickwork has been painted at some time in the past.

The facade is surmounted by a brick parapet with a flat-topped mansard storey behind the double-fronted principal form. The adjoining wing has a similar parapet with terrace behind. Flat 5 occupies the mansard, and the existing adjacent terrace forms part of the demise.

The rear elevations of the building are of similar materials but more informal in character, with a three-storey brick facade to eaves, and dormer windows above. The building is not listed but is described in the Conservation Area Appraisal as making a positive contribution to the setting.

## 3.0 Proposal

**3.1** This application seeks full planning permission for the erection of a roof extension

**3.2** The application is effectively a re-submission of an application granted in 2011 which has lapsed (see history below).

## 4.0 Relevant History

**4.1** On 7<sup>th</sup> November 2011 planning permission (ref: 2011/4283/P) was granted for:

*Erection of a roof extension, new rear parapet and associated rear roof terrace at third floor level of existing flat (Class C3).*

**4.2** On 28<sup>th</sup> January 2004 planning permission (ref: PWX0302291) was granted for:

*Renewal of planning permission (Ref: PW9802124/R11) granted 27<sup>th</sup> July 1998 for erection of a roof extension and creation of roof terrace on the south eastern side, and erection of new parapet on rear elevation.*

## 5.0 Merits of Proposal

**5.1** This section sets out the reasons why this full planning application, which effectively seeks a renewal of the previous applications (see history) for the erection of a roof extension and creation of roof terrace on the south eastern side, and erection of new parapet on rear elevation, is acceptable.

**5.2** The character of the property or the surrounding area has not changed since previous permission was granted in 2004 and therefore should be acceptable from an aesthetic viewpoint. If the proposed design replicates that previously approved for this period property then it stands to reason that it should still represent an acceptable addition to the property. Although planning policies for the area have been updated since the 2004 approval, they have not altered in such a way that would render the current proposal unacceptable.

**5.3** The proposal complies with the provisions of Chapter 5 of the Camden Planning Guidance (Design) (CPG1) adopted by Cabinet April 2011.

**5.4** In accordance with Para.5.7 of CPG1, this proposed roof extension adjoins a property with a similar extension and consequently where there is an established roof addition of this nature. As there are other similar extensions in the area (an established pattern), this further development would not cause additional harm. Para 5.14 of CPG1 also recognises that 'mansard roofs are a traditional means of terminating a building without adding a highly visible roof.' Para 5.14 also states: 'this form is acceptable where it is the established roof form in a group of buildings or townscape.'

**5.5** In addition to the above, the proposed alterations are architecturally sympathetic to the age and character of the host building and retain the overall integrity of the roof form.

**5.6** The form, position and nature of the proposed extension are such that it will not have a detrimental impact on the amenities of neighbouring occupiers.

**5.7** The development ensures that adequate and valuable private amenity space is provided on the roof area for the occupants of the flat. This is in accordance with Para.5.23 of CPG1 which states that, 'terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space.'

**5.8** The proposed materials are the same as the previous approval, except as referred to below, and the applicant is willing to accept similar conditions as those attached to the 2004 and 2011 consent.

**5.9** In accordance with Policy DP22 of the Development Policies Document we have considered sustainable design and construction in this proposal, providing an opportunity to enhance the scheme in this regard from that previously approved.