

This statement is submitted to the London Borough of Camden to accompany a Householder application for the erection of a first floor rear extension and pitched roof extension incorporating front dormer at 11 Perrins Lane, Hampstead, London, NW3 1QY

To be read in conjunction with accompanying architectural drawings and planning statement.

Conservation Area:

The site is located within the Hampstead Conservation area. There is no Article 4 Direction applied to the site restricting development potential within the conservation area

Perrin's Lane used to be the main route from the High Street to St John's Parish Church in Church Row. The south side of the Lane was partly redeveloped for housing in the 1970s by L.Michaels, whilst the north side retains its historic buildings.

The properties on the north side were built in the tradition of mews and access to the site is via Prince Arthur Mews on a road paved in setts and cobbles. As a private road it has a detached and secluded air. There are various building types, mostly residential. The overall appearance is tied together by the scale and rhythm of the terrace of mostly three storey buildings.

Proposal:

The works include erection of a first-floor rear extension and pitched roof extension incorporating front dormer. This application seeks to maintain and enhance the existing features of the conservation area. As a result, the proposal will not negatively impact the conservation area and its specific qualities.

The proportion of the proposed extension has been mindful of historic development in the area and the importance of an appropriate balance of exterior garden space / courtyard.

The design is in keeping with the local context and datum heights of neighbouring property's. The proposed extension is subservient to the main house and respects the scale and proportion of the existing and nearby property's.

This is achieved through the use of in keeping materials and architectural features and the retention of noted features within the conservation area as well as focusing works to the rear of the property where they do not impact the street scene.

The purpose of this proposal is to enhance the integrity, comfort and organisation of the property, whilst maintaining the character of the building and surrounding area.

Conclusion:

Having reviewed the proposal and its likely impact on its immediate surroundings and the conservation area as a whole it is found that the works are in keeping with the conservation area and its intentions and in line with local policy governing works of this nature.