



**Date: 30/11/2023**  
**Our ref: 2023/3513/PRE**  
**Contact: Jennifer Dawson**  
**Direct line: 020 7974 8142**  
**Email: [jennifer.dawson@camden.gov.uk](mailto:jennifer.dawson@camden.gov.uk)**

**Planning Solutions Team**  
**Planning and Regeneration**  
 Culture & Environment  
 Directorate  
 London Borough of Camden  
 2<sup>nd</sup> Floor  
 5 Pancras Square  
 London  
 N1C 4AG

SM Planning  
 80-83 Long Lane  
 London,  
 EC1A 9ET

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Danielle Shaw,

**Re: 54 Pilgrim's Lane, London, NW3 1SN– Erection of a single-storey rear infill extension**

Thank you for submitting the above pre-planning application enquiry on 23/08/2023.  
 The required fee of £460 was received on 30/08/2023.

## **1. Constraints**

- Hampstead Conservation Area
- Hampstead Neighbourhood Plan Area
- Article 4 – Basements
- Article 4 – Heritage and Conservation Area

## **2. Relevant planning history**

2018/5118/P- Replacement of two storey side extension with single storey side extension, and alterations to ground and first floor doors and windows on rear elevation (Granted 29/11/2018)

## **3. Relevant policies and guidance**

[National Planning Policy Framework 2023](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

A1 Managing the impact of development  
 D1 Design  
 D2 Heritage

[Hampstead Neighbourhood Plan 2018](#)

DH1 Design  
DH2 Conservation Areas and Listed Buildings

### **Camden Planning Guidance**

Amenity (2021)  
Design (2021)  
Home improvements (2021)

### **Hampstead Conservation Area Appraisal and Management Strategy 2001**

## **4. Assessment**

The planning considerations material to the determination of this application are as follows:

- Heritage and design
- Impact on neighbours

## **5. Heritage and design**

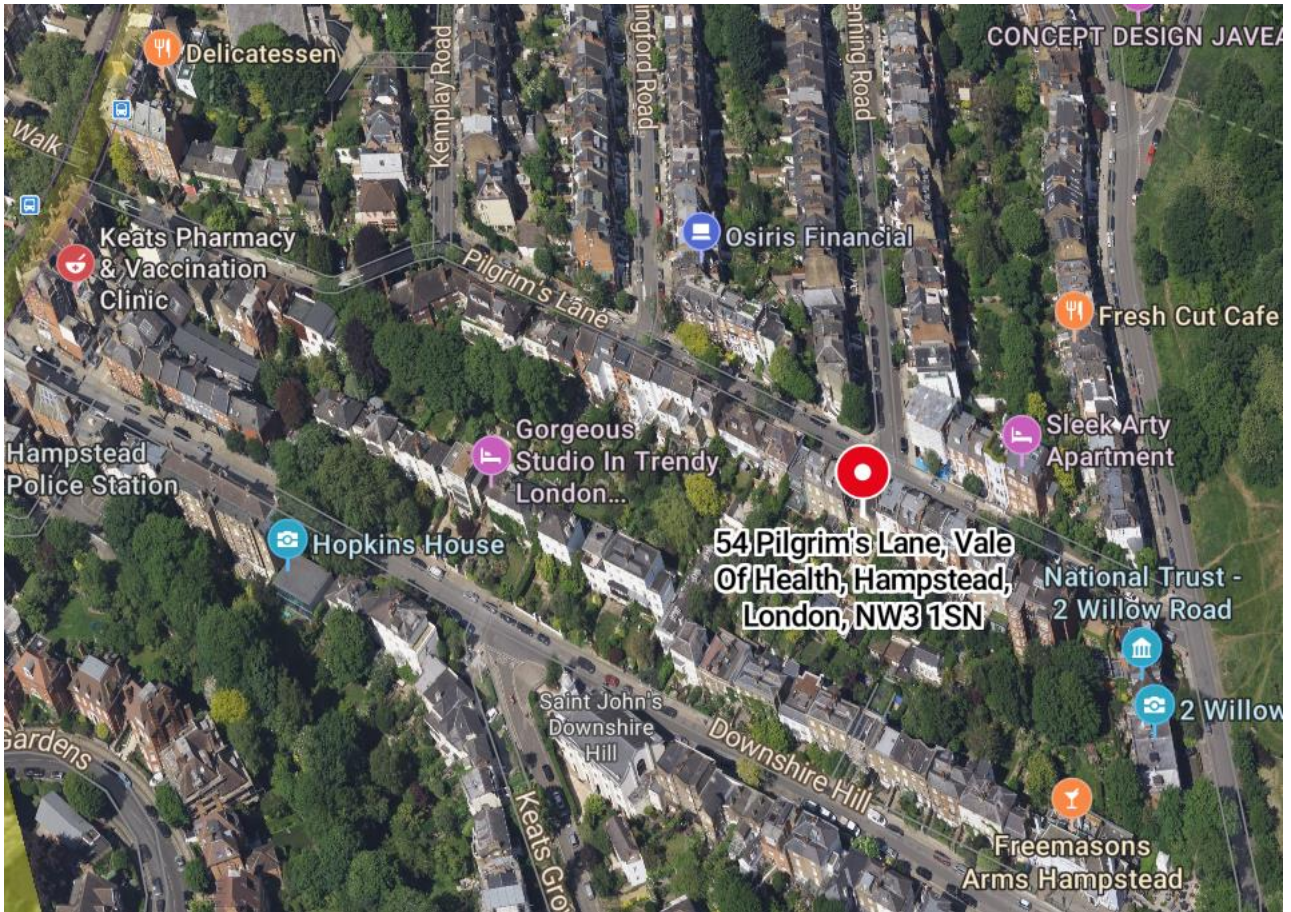
### **Policy context**

The application site is located within the Hampstead Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The policy notes that the Council will not permit development that results in harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Policy DH1 of the Hampstead Neighbourhood Plan requires that extensions to existing buildings are based on a comprehensive understanding of the site and its context; proposals must be well integrated into their surroundings and reinforce and enhance local character; proposals must identify and draw upon key aspects of character, or design cues from the surrounding area, for example grain, building form, scale, height and massing, alignment, architectural detailing, materials etc.; and design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings.





(Bing Maps 2023)



FRONT/STREET ELEVATION

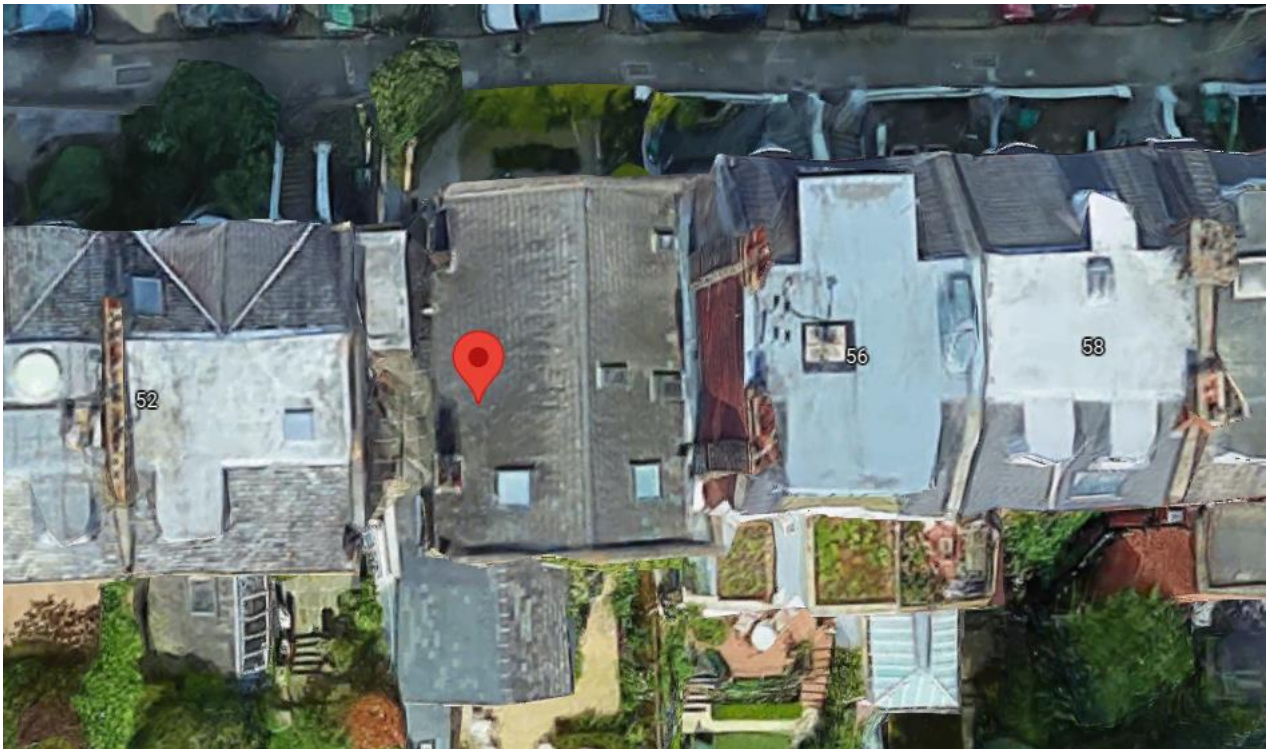


REAR/GARDEN ELEVATION



## Assessment

The scale of the development would not be subordinate to the host building. The rear extension as proposed would subsume the rear elevation of the original property to an excessive degree. The existing extension is one of the deepest in the surrounding area and the addition of the infill extension would make it the most massive at ground floor level which would be out of keeping with the context and harmful to the building's form and character. At present, the depth of the extension is countered by it being part-width which provides relief. For a further extension to be supported in this location, the massing needs to be reduced and the bulk broken up. The neighbouring property's extension at number 56 is considered to be a good indication of what could be an acceptable depth for the proposed infill extension.



(Google Maps)

You are encouraged to reconsider the form of the extension - replicating the pitched roof on a later extension may appear rather piecemeal without careful consideration of the joining of old and new and how the extensions work together. The rear elevation including its extensions should feel cohesive. The modern Crittal style windows, whilst a variation on the traditional timber sashes seen at higher levels, is acceptable for this less prominent area on the building.

Pilgrims Lane has been identified as a biodiversity corridor in the neighbourhood plan (Policy NE3). Any construction in the rear garden should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife. Increasing the soft landscaping and opportunities for biodiversity to flourish is encouraged.

## 6. Impact on neighbours

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours and considers factors such as privacy, outlook, sunlight, daylight and overshadowing.

Owing to the location and height of the massing relative to neighbouring windows, it is not considered that the proposed extension would cause harm to the amenity of neighbouring residential properties.

## 7. Conclusion

The proposed single storey rear extension is not considered to be acceptable as it is of excessive scale that would be out of keeping with those in the surrounding area. For officers to support a further extension, you are advised to reconsider the proposed scale and design.

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Jennifer Dawson on **0207 974 8142**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

**Jennifer Dawson**

**Planning Officer  
Planning Solutions Team**