

Date: 19/12/2023

Our reference: 2023/4343/PRE

Contact: Miriam Baptist

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Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

Re: 1 Perrins Lane, Hampstead, NW3 1QY

Thank you for submitting a pre-application request. The below sets out the council's response to the pre-application scheme at the above site.

Proposed works: Erection of a rear extension at first floor level and replacement of all windows and patio door to front and rear elevations.

Constraints

- Hampstead Conservation Area
- Hampstead Neighbourhood Plan Area
- Hampstead Business Improvement Districts
- Article 4 restrictions (various permitted development rights removed)
- Archaeological Priority Area
- Construction Management Plan (CMP) priority area
- Underground development constraints - Subterranean groundwater flow
- Underground development constraints - Slope stability
- Underground development constraints - Hydrological Constraints – Bagshot beds

Planning History

2004/3893/P - (1 Perrin's Lane) - The demolition of the existing 2-storey house and the erection of a new 3-storey house. *Refused 12/11/2004*

2004/3895/C - (1 Perrin's Lane) - The demolition of the existing 2-storey house in association with concurrent planning application ref: 2004/3893/P for the erection of a new 3-storey house. *Refused 12/11/2004*

E4/24/A/7322 (1-19 Perrin's Lane) - Erection of eleven 2-storey dwellinghouses together with 7 parking spaces on part of site of 1-19 Perrin's Lane, Camden. - *Granted 25/09/1969*

19637 (1-5 Perrin's Lane) - The erection of fourteen lock-up garages on a site approached from Prince Arthur Mews, at the rear of Nos. 1-5, Perrin's Lane, Hampstead, and the formation of a new means of access to Prince Arthur Mews - *Granted 28/02/1955*

Policy

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

Policy DH1: Design

Policy DH2: Conservation areas and listed buildings

Camden Planning Guidance

CPG Design (2021)

CPG Amenity (2021)

Hampstead Conservation Area statement (2021)

Assessment

Heritage and Design

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 Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2.

Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

The Hampstead Neighbourhood Plan was adopted in 2018 and carries equal weight to the Local Plan. Policy DH1 (Design) and Policy DH2 (Conservation areas and listed buildings) are relevant, and require development to respect and enhance the local context, and protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation Area.

The adjacent King William IV public house is Grade II listed, as are nearby 73-76 Hampstead High Street, 8 Perrin's Lane and 12-26 Perrins Lane.

Policy DH1 of the neighbourhood plan says that development should respect and enhance the character and local context by:

- *Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges*
- *Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.*
- *Protecting the amenity and privacy of neighbouring properties.*

Policy DH2 states that '*new development should take advantage of opportunities to enhance the Conservation Areas*' and that '*new buildings should relate to the scale, density, mass and detail of the local character and use the highest quality materials*'.

As outlined in the Conservation Area statement:

'Perrin's Lane used to be the main route from the High Street to St John's Parish Church in Church Row and has a fairly consistent two storey cottage character. 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. No.8 is a terraced cottage dated 1746 (listed) and Nos.12-26 are early 19th century terraced cottages (listed). The King William IV public house (1830 - listed) marks the entrance to Perrin's Lane from the High Street.'

The building in question is part of the 1970s development referenced above. It is the first in a series of three adjoined two-storey properties on the southern side of Perrins Lane, to the rear of the King William IV pub. The properties are only part depth in terms of floor plan at first floor level and so to the rear also benefit from a first-floor roof terrace. The proposed first-floor extension would be the first of its kind on this small group of later 20th century townhouses, and therefore will be breaking the pattern of development at this higher level.

To the north, the neighbouring property is a Grade II Listed pub, and the space directly adjacent operates as the pub garden. At present there is a gap / an opening at first floor (where No1 Perrins Lane roof terrace is) which provides light from the south. When positioned at the junction of Perrins Lane and Hampstead High Street, the gap between No 1 Perrins Lane and the rear of the King William IV PH is noticeable, with a view through to the gardens and backland areas behind Perrins Lane.

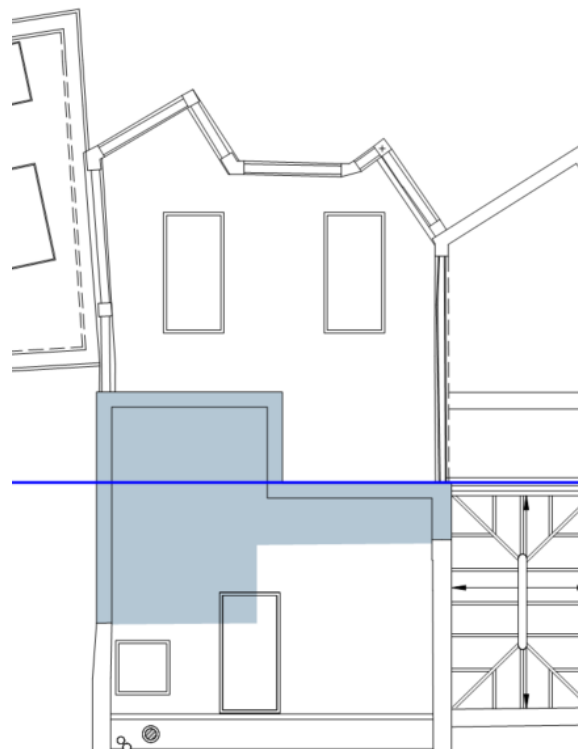
The proposed extension will fill this gap and compromise a sense of openness at upper level, which may be seen to cause less than substantial harm to the character and appearance of the conservation area.

The proposal includes extending the first floor of No1 Perrins Lane over the footprint of the existing roof lantern (which takes light down to the ground floor interior) and over some of the roof terrace area towards the boundary with No 2. The extension would extend by 3.8m on the boundary looking over the adjacent pub garden, and 1m on the boundary with No 2's identical roof lantern.

The part-width extension of the property by 3.8m is considered significant in this highly built-up location.

In terms of the roof lantern which would be removed, two new rooflights would also be installed on the terrace to take light down into the ground floor rooms. The new rooflights are considered acceptable.

The image below shows a possible building line of a first-floor extension at No 1 Perrins Lane, that is more likely to be supportable, subject to information on the surrounding windows. This is particularly poignant in regard to the boundary adjoining the pub and window looking over the pub garden, and would mitigate the need for a daylight/sunlight study.



In terms of materiality, it may be preferable to use a material or finish that contrasts with the original brick, rather than trying to match it, so that the original form of the building, which is reflected at the adjoining properties, remains distinct. Further information regarding the materiality, modelling and general fenestration treatment will be required at planning application stage. The replacement of non-original uPVC weatherboarding with a larch timber is likely to be supported (subject to detailing).

In terms of the new windows proposed throughout the property, it is noted that there is architectural group value to Nos 1, 3 and 5 Perrins Lane. For this reason, any new windows should align with the originals, or those of Nos 3 and 5 as closely as possible, in terms of material, design and thickness of frame. The house appears to retain its original steel-framed single-glazed windows, which are likely to provide poor thermal performance and although typical of their time are not of any particular architectural significance in their own right. Their replacement with well-detailed double-glazed windows matching the fenestration pattern of the originals and using metal rather than uPVC frames is also likely to be acceptable in terms of their impact on the conservation area (subject to detailing, product specification and sustainability requirements).

Overall, there is likely to be a degree of harm caused to the character and appearance of the Hampstead Conservation Area, arising principally from the loss of the gap at the back of the property / public house and the sense of enclosure the extended wall will create as viewed from the street and more immediately the pub garden. To a lesser extent, there may also be a level of harm arising from the impact of the extension on the back of the townhouse(s) as it breaks the established pattern of built form.

Paragraph 199 of the National Planning Policy Framework (NPPF) guides that: “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*” (emphasis added). In this case, the designated heritage asset is the Hampstead Conservation Area and officers consider that the proposed works would cause ‘*less than substantial*’ harm to the character and appearance of the conservation area. Paragraph 202 of the NPPF then guides that: “*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*”. The extension of a private single family dwelling would not provide any public benefits which would outweigh the harm identified.

Neighbouring Amenity

Local Plan Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

The filling in of the existing gap at first floor is likely to cause loss of sunlight from midday onwards to the adjacent pub garden due to orientation (host building being directly to the south) and may also appear overbearing from within the pub garden.

Although no sunlight/daylight assessment has been provided at this stage, the extension is considered likely to have an impact on the adjacent pub garden, although to what extent cannot be assessed without the relevant information. The increased mass is considered likely to have a direct impact on the pub garden's sense of enclosure.

In terms of nearby windows, these need to be considered. The use and nature of the rooms they serve is not apparent. Full details of nearby windows/rooms should be provided by the applicant at application stage. Unless the proposal is substantially reduced a Daylight/Sunlight assessment is recommended at application stage. For this reason, the proposed works cannot be properly assessed at this stage in terms of loss of daylight, sunlight or outlook.

In terms of loss of privacy to neighbours, the extension would be protruding on an area of roof which is currently a roof terrace and therefore overlooking from this vantage point is already established. Despite this, properties to the rear are in fairly close proximity, and while a small increase in proximity may not be of significance, a protrusion of 3.8 metres would be considered more substantial.

Conclusion

Further assessment or revision to this proposal is advised to move forward to application stage. The host property is humble in nature and is part of a group of three similar adjoined properties. Although some scope for extension at the rear may be possible, what is proposed is considered excessive on the northern boundary, in this built-up context, and likely to negatively impact the garden of the adjacent public house, the open nature of the conservation area as perceived from nearby Hampstead High Street and possibly the amenity of nearby properties in terms of privacy, light and being overbearing.

Please note that historic extensions (not assessed against current policies) and developments constructed without planning permission (either unlawfully or through permitted development) do not set a precedent for an acceptable form of development at the subject site.

1. Planning application information

Should you choose to submit a planning application, I would advise you to submit the following for a valid Planning Application:

- Completed forms – Householder Planning Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'

- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Sunlight/daylight/overshadowing study
- Details of nearby windows/rooms - the use and nature of the rooms they serve
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours, prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal 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.

You can apply for planning permission and listed building consent through the [Planning Portal](#) website.

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

Yours sincerely,

Miriam Baptist
Planning Officer
Planning Solutions Team