

2023/5086/P - 11 Perrin's Lane, NW3 1QY



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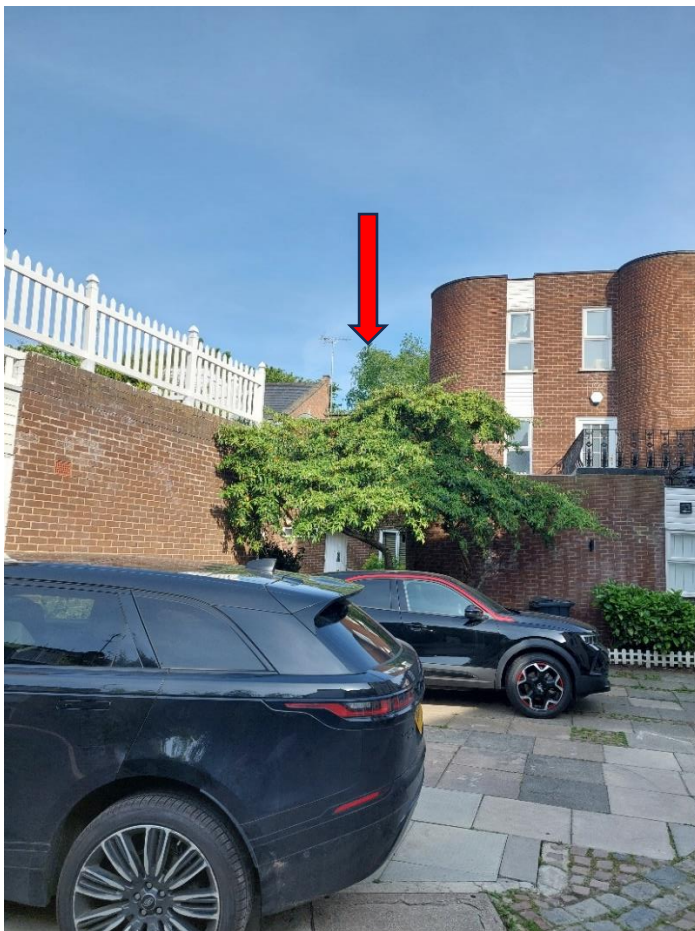
1. Front elevation of house



2. Aerial view of rear of site from west



3. Aerial view of rear of site from south



4. Front elevation as viewed from Prince Arthur Mews



5. View from west on the main part of Perrin's Lane



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

6. 3D visuals of existing and proposed front elevations



EXISTING SIDE VIEW



PROPOSED SIDE VIEW

1. 3D visuals of existing and proposed side elevations

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/01/2024
		N/A / attached		Consultation Expiry Date:	04/02/2024
Officer				Application Number(s)	
Christopher Smith				2023/5086/P	
Application Address				Drawing Numbers	
11 Perrin's Lane London NW3 1QY				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of first floor rear extension and pitched roof extension incorporating front dormer, and other minor alterations.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Site Notice: displayed 11/01/2024, expired 04/02/2024. Press Notice: displayed 11/01/2024, expired 04/02/2024.</p> <p>Comments were received from 3 residential properties.</p> <p>The following points have been raised:</p> <ul style="list-style-type: none">• Out of keeping with local character• Loss of design harmony to existing terrace• Negative impact on conservation area• Increased overlooking and loss of privacy• Increased light pollution• Increased noise and vibration disturbance• Impact on existing parking arrangements• Loss of trees• Disturbance from construction works• Party wall impacts <p>Officer's Response:</p> <ul style="list-style-type: none">• <i>Design and heritage impacts of the proposed development are assessed in Section 3 below.</i>• <i>Amenity impacts are assessed in Section 4 below.</i>• <i>Parking impacts are assessed in Section 5 below.</i>• <i>Tree impacts are assessed in Section 6 below.</i>• <i>Disturbance from construction works is an unavoidable part of any new development and is principally controlled by non-planning legislation.</i>• <i>Party wall considerations are a private matter and not a material planning consideration.</i>			
Local Groups and Associations responses:	Hampstead Neighbourhood Forum and Hampstead CAAC were consulted on this application and have raised no comments in response.			

Site Description

The existing property is a two-storey dwelling house with a flat roof. It is located within a terraced row of five properties (5-13 Perrin's Lane) on a back-land site that is accessed from the main Perrin's Lane via Prince Arthur Mews (which is a private road).

It is located within the Hampstead Conservation Area and the Hampstead Neighbourhood Plan area. It is not listed or locally listed and is noted to make a positive contribution to the Conservation Area. The property is protected by an Article 4 Direction which has removed permitted development rights for changes to the front of properties in this area.

Relevant History

7 Perrin's Lane

2007/0899/P. The replacement of a window at front first floor level with glass bricks. Permission granted 16th April 2007.

2005/1554/P. The erection of a second floor mono-pitched roof extension with front obscure glazed dormer window and 2 x sets of French doors with railings to the rear and the insertion of a new front obscure glazed window at first floor level. Permission granted 10th June 2005.

9 Perrin's Lane

2011/0920/P. Erection of infill extension to side elevation at ground floor level with rooflight to dwelling (Class C3). Permission granted 19th April 2011.

2011/0741/P. Renewal of planning permission ref: 2007/6361/P (dated 04/03/2008) for the erection of a second floor extension over existing flat roof to dwellinghouse (Class C3). Permission granted 4th April 2011.

2007/6361/P. Erection of a second floor extension over existing flat roof to single-family dwellinghouse. Permission granted 4th March 2008.

11 Perrin's Lane

2010/5288/P. Renewal of planning permission granted 13/12/2007 (ref: 2007/4232/P) for the erection of a second floor extension over existing flat roof to dwelling house (Class C3). Permission granted 23rd November 2010.

2007/4232/P. Erection of a second floor extension over existing flat roof to dwelling house (Use Class C3). Permission granted 13th December 2007.

Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car free development

Camden Planning Guidance

Amenity CPG (2021)

Design CPG (2021)

Home Improvements (2021)

Transport (2021)

Hampstead Neighbourhood Plan (HNP) 2018

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

- 1.1. The application proposes the erection of a first-floor rear extension at rear and a roof extension featuring a front dormer and roof lights above the existing second floor. Other minor alterations are also proposed including the installation of glazing to the existing roof areas and amendments to the siting of the front door, removal of a clerestory window at front and a redesign of the side elevation including provision of new windows.
- 1.2. The development would be finished in red brick walls to match the existing house. The proposed slate roof tiles and metal-cladding to the front dormer would match materials found on neighbouring properties. Windows and doors would have an aluminium finish. Other materials that form part of this development include timber and uPVC cladding. Sedum and glazed roof elements are proposed above the first-floor extension.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
 - Design and Heritage
 - Residential Amenity
 - Transport
 - Trees and Landscaping

3. Design and Heritage

- 3.1. Policy D1 states that the Council will seek high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprising of detailing and materials that are of high quality, and which complement the local character. It also states that the Council will resist development of poor-quality design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings.
- 3.2. Policy CC1 of the Local Plan states that the Council will encourage sensitive energy efficiency improvements to existing buildings.
- 3.3. Policy DH1 of the Hampstead Neighbourhood Plan (HNP) 2018 states that developments should respect and enhance local character and context. Policy DH2 of the HNP states that development proposals must protect or enhance buildings which make a positive contribution

to the conservation area.

- 3.4. The existing house covers the whole of the site area at ground floor level, and at first floor to the rear is an amenity space in the form of a terrace. The ground floor of the property receives light principally through a first floor lightwell. The first and second floor roofs are mostly flat, though the existing lightwell roof has an angular mono-pitched roof feature as well.
- 3.5. The proposal would add a mono-pitched roof extension to the existing flat roof of the main house, incorporating a front-facing metal clad dormer and roof lights. The roof extension has been designed to match the appearance of the existing roofs at nos. 5, 7 and 9 Perrin's Lane (see image Fig. 1 below), with a slate material finish also reflecting the appearance of neighbouring roofs.

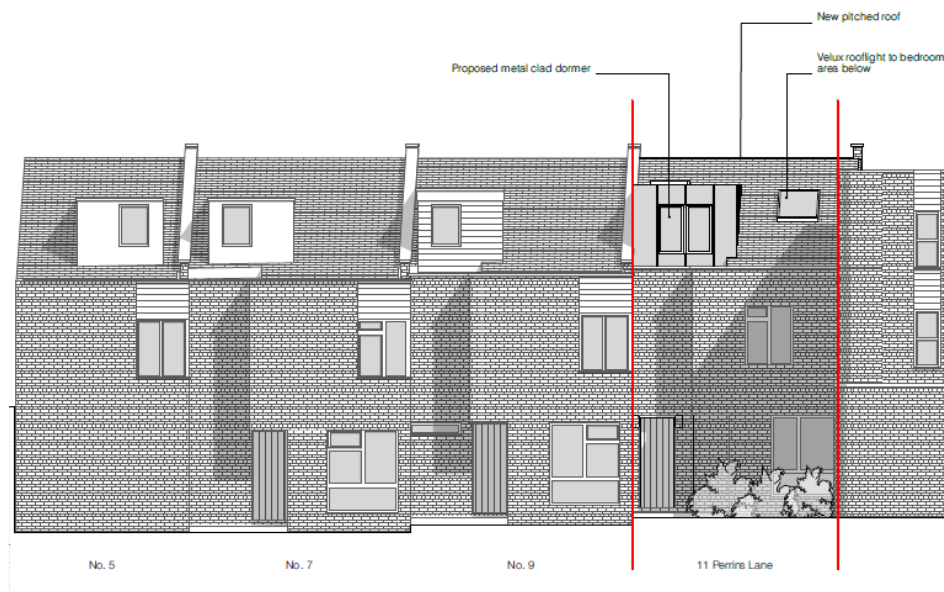


Fig. 1: Proposed Elevation of Terrace Properties Nos. 5-11 Perrin's Lane

- 3.6. The proposed front dormer would be slightly larger than the existing dormers on this part of Perrin's Lane. However, its size is reflective of current insulation standards which necessitates the additional height and width compared to those historic neighbouring dormers, whilst the material finish would have an attractive and robust metal finish.
- 3.7. It would be possible to view the proposed front dormer from the street on both Prince Arthur Mews and from Perrin's Lane (specifically from in between the properties at 1 Perrin's Lane and 77 Hampstead High Street due to the existence of a boundary wall in this area). However, the visibility of the dormer from these streets would be in limited glimpses only and as such it is considered that the dormer would not cause such harm to the streetscape and the conservation area in these locations to be unacceptable in this location. A condition would be added to any grant of planning permission which secures the roof lights as 'conservation style' in design and their fitting flush to the roof slope.
- 3.8. The provision of a roof light within the front roof slope is not objectionable as such features can typically be added to front roof slopes of existing homes without the need for planning permission. The roof light above the proposed dormer would not be significantly visible when viewed from local streets due to its high-level siting on the roof the of the dormer.
- 3.9. The position of the front door would change and a clerestory window on the front elevation would be removed (the front elevation of the host property is currently laid out similarly to no. 9 – see Fig.1 above) as part of this proposal. These works would change the pattern of fenestration on the front of the property so it would contrast further with the other properties in this terrace at ground floor level. However, there is already limited consistency between the front elevation of the host property and other properties in this relatively small terrace due to its lack of roof and front dormer, which this application would partially rectify. No.5 does not have

a door and windows on the same elevation as the host property, whilst no.13 is of a different appearance entirely being a full three storey height with a flat roof and curved corners.

- 3.10. There are also currently other smaller differences in the detailing of the existing front elevation of the property compared to the neighbouring nos. 7 & 9, including differences in the layout of mullions and transoms on windows, the siting of windows and the provision of boarding above the first-floor window.
- 3.11. Furthermore, the front elevations of the properties within this row are well-screened from public views by reason of their siting to close to the rear of an existing terraced row of properties (fronting the main Perrin's Lane, to the left of the image in Fig. 2 below), set back well behind the building line of no. 13 Perrin's Lane (with a flat roof, adjacent and to the right of the host property in the image below) and off a private residential mews. This siting arrangement means the ground floor of the property would not be visible from any public areas and would only be visible from the access path immediately in front of this row of terraced properties which, realistically, only owners and visitors to this small row of properties at 5-11 Perrin's Lane would access. As such, the proposed works to the front of the house are considered acceptable from a design and heritage perspective.



Fig. 2: Aerial Image of the Host Property and its Surroundings

- 3.12. At first floor level the development would extend slightly deeper to the rear than the existing first floor rear projection (see left image in Fig.3 below). This would add little additional bulk and massing to the existing building at first floor level, and in any case this additional first floor element would not be visible from surrounding streets. The existing rear lightwell would be replaced entirely, with the side wall of the property proposed to be entirely clad in shiplap timber cladding above ground floor level on its south-western side, and the roof of the first floor projection proposed to be finished mainly with a flat green 'sedum' roof and also partially, on the northern side of the first floor, with a new glazed roof, which would provide increased light to the hallway below (see right image in Fig. 3 below).

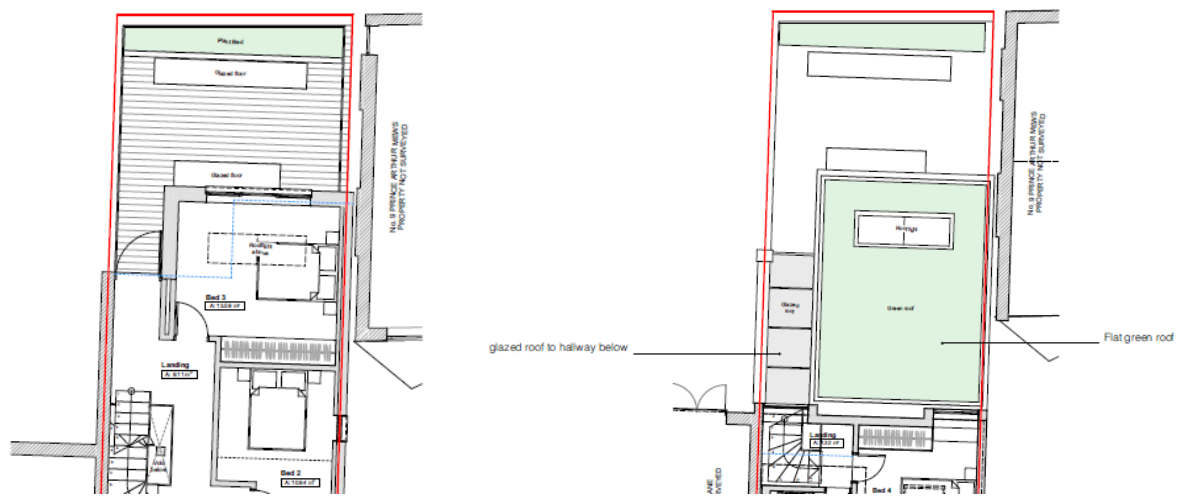


Fig. 3: Proposed First Floor (left) and Proposed (right) Roof Plans

3.13. The appearance of the south-western side elevation of the property would also change at ground floor level through the installation of a decorative recessed brick feature and slatted brick opening which would enable light and air to flow into the proposed ground floor internal courtyard. These features would add visual interest to the existing blank side elevation and would only be visible from the private gated courtyard at the far rear of Prince Arthur Mews (see south-western elevation below in Fig.4 – the host property is sited between a three-storey brick-finished building at 13 Perrin's Lane to the left of the image and a two-storey house no. 9 Prince Arthur Mews to the right of it). As such, they are considered acceptable from a design and heritage perspective.

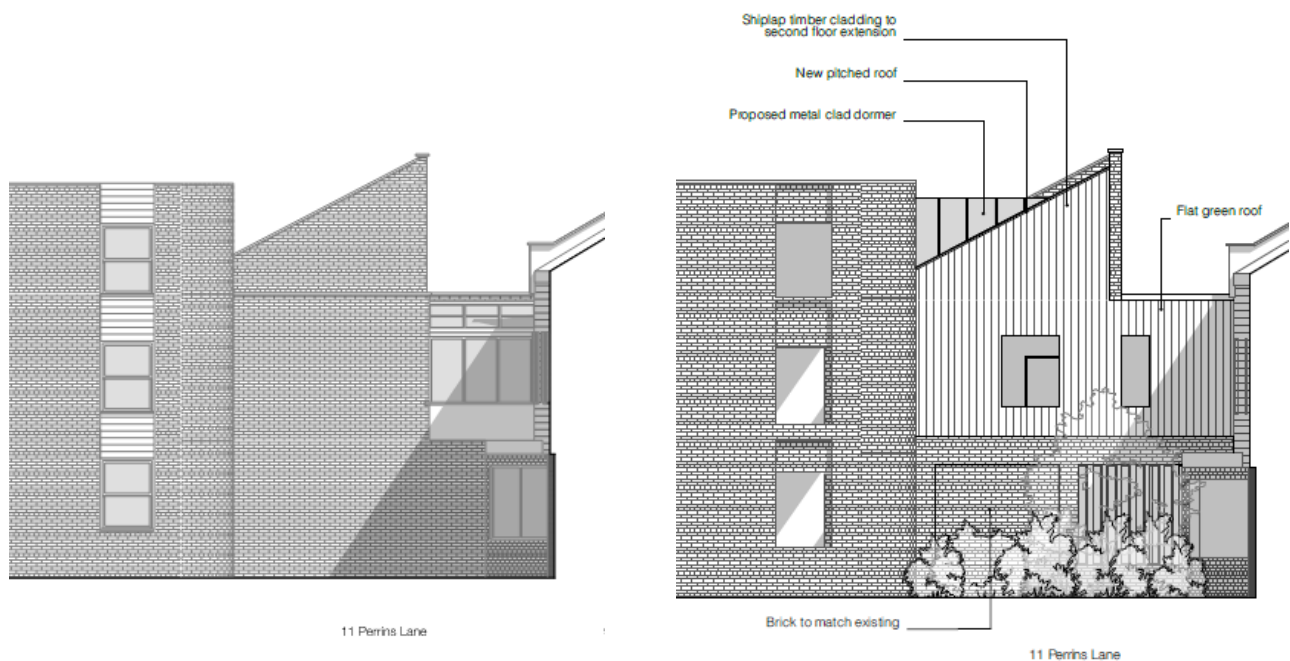


Fig. 4: Existing (left) and Proposed (right) South-Western Elevation

3.14. During the process of the application, concern has been raised regarding the scale and bulk of the proposed dormer and the siting of the front door. However, whilst it is acknowledged that these aspects of the proposed development differ from the design of the same features on other properties in this terrace, it is also important to note that the front door would not be visible from any public vantage point and therefore its amended location would not lead to any harm in heritage terms. The dormer would be visible in limited glimpses through gaps in the local built form, however, this part of the development must also be assessed in the context of increased consistency the proposed new roof would bring to the appearance of the terrace in those same glimpses. It is also important to note that there are energy-saving benefits that the additional bulk and massing of the dormer would bring, in terms of increased insulation from heat loss. It is therefore considered that any limited harm to

local heritage brought specifically by the installation of the new front dormer would be outweighed in this case by the increased consistency to the appearance of the roof line of this terraced row as well as the sustainability benefits that would result from its additional bulk and massing compared to neighbouring front dormers.

3.15. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.16. As such, it is considered that the proposed development would be of an appropriate good quality design that is respectful of the character and appearance of the local area, and which, on balance, would preserve and enhance the historic nature of the surrounding conservation area.

3.17. Therefore, the development is considered acceptable in design and heritage terms.

4. Residential Amenity

4.1. Policy A1 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour. Policy A4 states that the Council will not grant permission for developments with unacceptable noise impacts.

4.2. The bulk and massing of the proposed extensions would not be significantly visible from the front and rear windows of any of the properties sited within the terraced row of which the host property forms a part. The additional roof storey would be visible from properties on Prince Arthur Mews but due to its high-level siting and prism-like form it would not impact on these properties significantly in terms of a loss of outlook or day/sunlight. The angled pitch of the roof also means that the dwellings to the north-west on the main part of Perrin's Lane would not be affected in terms of loss of outlook or day/sunlight.

4.3. There is already an existing amenity terrace to the rear of the property at first floor level and the reconfiguration of this area would not lead to increased overlooking towards neighbouring properties. The installation of a front-facing roof light and dormer would not increase overlooking towards the rear of properties to the north on the main part of Perrin's Lane as the roof light would be angled towards the sky and the dormer window would be fitted with obscure glazing. The side windows/openings would also be fitted with obscure glazing to prevent overlooking to the south-west. This will be secured by condition. The usage of the property would continue to be as a single-family dwelling and as such there would be no significant increase in noise or light from the property to an extent that would disturb local residents.

4.4. As such, it is considered there would be no significant detrimental impact on neighbouring amenity from the proposed development in terms of a loss of day/sunlight, outlook or privacy, nor in terms of noise disturbance, and thus the proposed development is acceptable in amenity terms.

5. Transport

5.1. In line with Policy T1 of the Camden Local Plan residential units require two cycle parking spaces per unit. In accordance with Policy T2 of the Camden Local Plan car free development is required across the Borough. Policy TT4 of the Hampstead Neighbourhood Plan states that all residential developments with three or more bedrooms should include at least three secure and accessible cycle spaces within their design.

5.2. This proposal is for various external alterations to the property. It would remain a single-family dwelling house and no changes to the existing parking arrangements are proposed as part of this application.

5.3. As such, the development is considered acceptable in terms of its compliance with policies T1 and T2 of the Local Plan.

6. Trees and Landscaping

6.1. Policy A3 of the Local Plan states that the Council will resist and seek to secure additional trees and vegetation. Policy NE2 of the Hampstead Neighbourhood Plan states that development will protect trees that are important to local character, streetscape, biodiversity and the environment.

6.2. The site is within a conservation area where trees are protected. There are trees located in the vicinity of the site and care should be taken to ensure these are protected during the construction process. It is likely that foliage located immediately adjacent to the south-western elevation of the existing property would need to be removed for the proposed development to be constructed as shown on the submitted plans. A condition is therefore added, requesting details of the trees and to ensure they are protected through the construction works. The existing plant species are small enough not to contribute significantly to the character of the surrounding conservation area and appropriate replacement planting would therefore compensate for any loss of planting in this area.

6.3. As such, the proposal is acceptable in terms of its impact on trees and local planting, subject to a condition demonstrating tree protection methodologies and appropriate replacement planting where removal is necessary to enable development works.

7. Recommendation

7.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th June 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/5086/P
Contact: Christopher Smith
Tel: 020 7974 2788
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Date: 21 May 2024

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Perrin's Lane
London
NW3 1QY

Proposal: Erection of first floor rear extension and pitched roof extension incorporating front dormer, and other minor alterations.

Drawing Nos: 2044/EX/001-008; 2044/P/100-107; Design & Access Statement, Daylight and Sunlight Effects Report, Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2044/EX/001-008; 2044/P/100-107; Design & Access Statement, Daylight and Sunlight Effects Report, Heritage Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 The proposed roof light in the front roof slope of the development hereby approved shall be fitted flush to the roof and shall be of conservation style, unless otherwise agreed in writing in advance by the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017, and policy NE2 of the Hampstead Neighbourhood Plan 2018.

- 6 No development shall take place until full details of hard and soft landscaping shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan 2018.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan 2018.

- 8 Prior to commencement of development, full details in respect of the living roof to the rear of the proposed extension at first floor level shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance,
 - ii. sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used,
 - iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017, and policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan 2018.

- 9 Prior to the occupation of the development hereby permitted, the windows within the front dormer and on the flank wall of the property shall be fitted with obscure glass up to a height of at least 1.7 metres above ground level, and these windows shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

- 10 Full details (including drawings at 1:20 scale) of the proposed material treatment on the ground floor of the south-western elevation fronting onto Prince Arthur Mews shall be submitted to the local planning authority for its written approval prior to the commencement of the development.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer