



Mr Josh Lawlor
The London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Our ref: E5477

13th June 2024

Dear Mr Lawlor

CAMDEN: WELLMOUNT COTTAGE WELL ROAD LONDON NW3 1LJ

1. This covering letter is the Planning, Design, Access and Significance Appraisal in support of a Full Householder Planning Application to reinstate a lapsed consent for a rear extension at first floor level, enlargement of existing side extension, and alterations to the front elevation.

Background

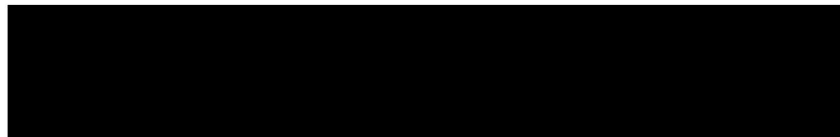
2. The application follows the earlier planning consent **2017/0663/P** granted on 13 March 2017 for the same development, which was not implemented within the relevant 3-year time limit. The application comprised the following plans:
 - Site location plan;
 - Block plan;
 - Dwg. No. 160511H/1REVE - Existing and proposed plans for ground and first floor extension;
 - Design and Access Statement prepared by Michael Cremer – Bradfords; and
 - Daylight and Sunlight Report for the Proposed Development at Well Mount Cottage, Hampstead, London, NW3 1LJ prepared by Malcolm Hollis dated 12 January 2017.
3. The application is also supported by the following:
 - This Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates dated June 2024;

Emma McBurney

Michael Burroughs

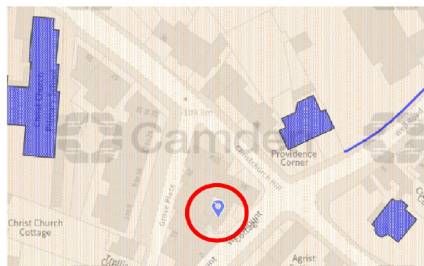
- Dwg No. PNJ/WMC/01 - Fire Strategy Plans prepared by Chris Tredway Architects; and
- Completed Community Infrastructure Levy (CIL) – Form 1: CIL Additional Information.

4.



The Application Site

5. The site is in the Hampstead Conservation Area. It is identified in the 2001 Conservation Area Appraisal as a building which makes a positive contribution to the character and appearance of the Conservation Area. The 2017 consent was made in the same heritage asset context.
6. The site is not within the setting of a listed building. The closest listed buildings (blue) are Providence Corner and Cannon Cottage (to the north beyond the Christchurch Hill junction) which are Grade II listed described as *2 semi-detached cottages. Early C18, entrance extensions added 1952. Brown brick with red brick dressings. Slated mansard roofs, Providence Corner with dormer. 2 storeys. 3 windows each. C20 Georgian.*

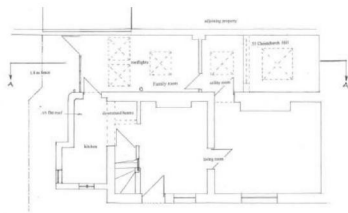


7. Well Mount Cottage is a 3-storey Victorian stock brick building with a long and shallow footprint set well above the road.

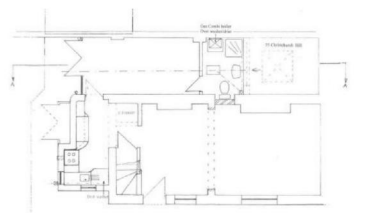


Planning History

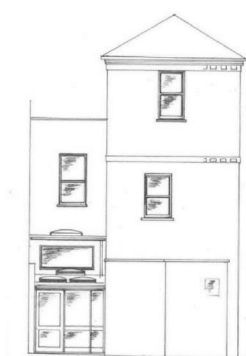
8. On 19 August 2005 planning permission **2005/2363/P** was granted for the *erection of a glazed lean-to roof to the rear extension and a hipped roof to the side extension, plus insertion of new timber double doors within the flank wall of the side extension to provide external storage space*. This consent was built out.



Existing ground floor plan



Consented ground floor plan

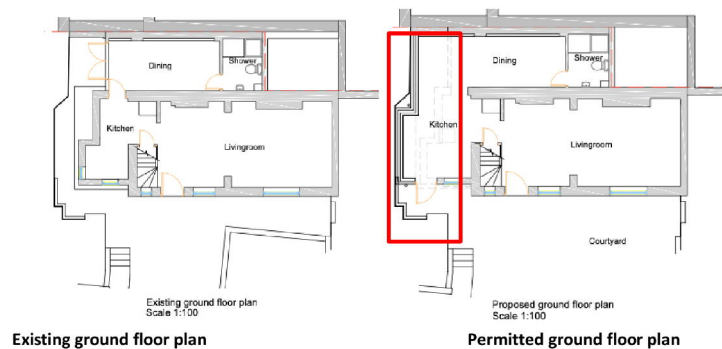


Existing side (SW) elevation

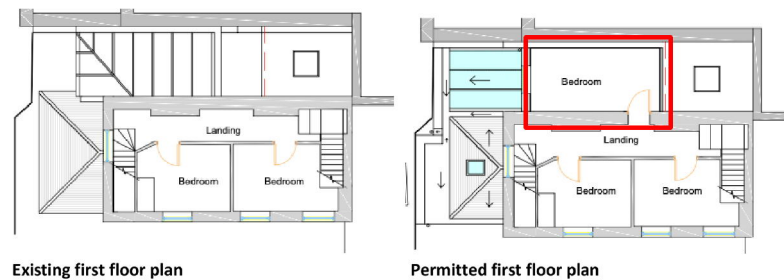


Consented side (SW) elevation

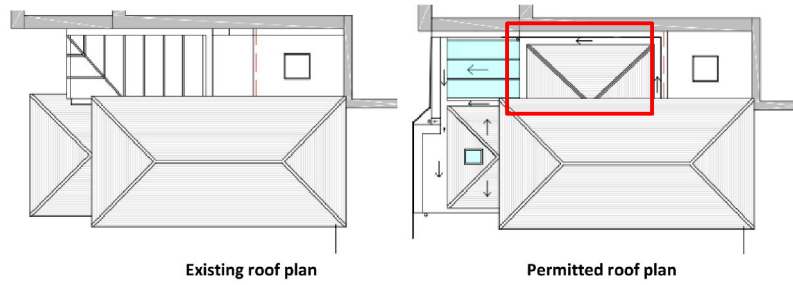
9. On 13 March 2017, planning permission **2017/0663/P** was permitted for the *Erection of a rear extension at first floor level; enlargement of existing side extension; and alterations to front fenestration.*
10. At ground floor level it granted permission to widen the small side extension by 800mm (1500mm to the rear) to where it meets the boundary with Well Mount Studios.



11. At first floor level permission was granted for an extension above the existing ground floor dining area to the rear (northern side) of the property, set back and therefore hidden from view from Well Road. This will provide much needed width to what is currently very narrow accommodation.



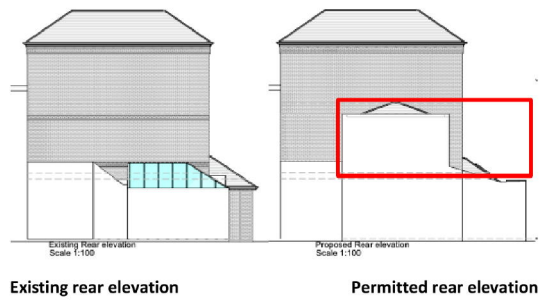
12. The existing and permitted roof plans are below. The new roof elements will be slate with concrete ridge tiles to match existing. The ground floor glazed portion of sloping roof is shown in blue.



13. The existing and permitted front elevations are below.



14. The existing and permitted rear elevations are below:



15. Finally, the existing and permitted side elevations are below:



16. Informative 1 of the **2017/0663/P** decision notice states that the reason for granting the permission was:

The proposed rear extension at first floor level would be a subordinate addition to the host property and would be compliant with CPG1 (Design) which requires extensions to be located one full storey below the eaves. It would be set in from the side building line to reduce its prominence in oblique views from the public realm. It would be constructed in matching brickwork to the host property with timber framed windows to match existing. The roof would have a shallow pitch so as to minimise the additional bulk.

The enlargement of the existing side extension would maintain its subordinate relationship to the host property. The alterations to the fenestration including the enlargement of a window on the front elevation and the installation of a new door opening on the side extension are considered minor works that would not harm the character or appearance of the building or conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

A BRE assessment submitted with the application demonstrates there would be no adverse impact on the rear window at second floor level of 55 Christchurch Hill. The side elevation of the first floor extension would be located 3m from the window to the detriment of its outlook; however, this is considered acceptable on balance given that it is understood to serve a small study and the property as a whole benefits from good

outlook in three directions by virtue of its corner siting. The enlarged side extension would result in an increased height of 1m on the boundary wall with no.2 Well Road however the impact on daylight/sunlight to the nearby ground floor windows would be marginal, especially given the large amount of glazing to the room as well as rooflights. The basement level room already receives poor levels of daylight and it is not considered the proposals would substantially worsen the situation.

The Proposal

17. Planning permission **2017/0663/P** has time expired, and the application seeks a fresh consent for an unchanged development. There has been no material change in planning circumstances since the original planning permission was granted.
18. The first-floor rear extension is consistent with **Home Improvements Camden Planning guidance (2021)** in the following respects:
 - subordinate to the host building, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
 - built from materials that are sympathetic to the existing building;
 - respects and preserve the original design and proportions of the building, including its architectural period and style;
 - respects and preserve existing architectural features; and
 - carefully scaled in terms of its height, width and depth.
19. The side extension complies in the following respects:
 - It is set back from the main front elevation;
 - It is secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing; and
 - It is built from materials that are sympathetic to the existing building.
20. The application is supported by a Fire Safety Statement which is a new validation requirement.

Heritage Issues

21. The Hampstead CAS describes the significance of the Well Road section of the Conservation Area as follows:

Well Road has two parts. Between Christchurch Hill and East Heath Road it is a quiet residential street with mainly 1880s red brick houses (Nos.6-15 cons.)and the mature street trees add to its character. At the junction with Christchurch Hill on the north-west

side are Providence Corner and Cannon Cottage - two early 18th century cottages. Well Road is connected to Well Walk by Well Passage, a narrow passageway that has the Chalybeate Well at its southern end. The long back gardens of Well Walk originally stretched to Well Road. In the 1980s two detached houses Nos.15 & No.15a Well Road were built at the rear of the gardens. Their style and scale contrast with their neighbours. On the north-west side a fine brick wall runs along much of the street's length. Between Christchurch Hill and Cannon Lane the wall (boundary to Cannon Hall) is listed. Foliage tumbles over the wall and the garden trees can be glimpsed over its top. Further towards the Heath is The Logs, Nos.17-20, a bizarre pile of turrets, chimneys, gables and bay windows in heavily modelled grey brick built in 1868, by JS Nightingale.

Near New End the character and scale alters. Agrist Cottage and Wetherall Lodge are long low buildings. The cottage has a half hipped roof, prominent at the junction and The Lodge has a tiled mansard roof above ground floor level. On the north side are the Well Mount Studios that have a distinctive brick frontage. The road broadens into the junction with New End with an interesting group of buildings surrounding it. Nos.1-4 Well Road is a terrace of two storey cottages with semi-basements and pitched roofs with a small dormer. The dormers remain unaltered and relate to the dormers on the public house. In between Nos.1a & 2a, a red brick three storey building with roof dormers, raises the scale. However this is matched by the scale of Carnegie House opposite.

22. **NPPF Para 212** advises proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. The Council has previously confirmed the proposal is consistent with the spirit of this policy and the proposal will preserve the character and appearance of the Conservation Area in line with **Local Plan Policy D2 (Heritage)**.

Conclusion

23. In our view, the proposal will preserve the character and appearance of the Conservation Area. We look forward to discussing it with you in due course.

Yours sincerely,

Emma McBurney
Director

For and on behalf of **Michael Burroughs Associates Limited**

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