

# Christian Leigh

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## 7a Pilgrim Lane, Hampstead, NW3 1SJ

### ***Heritage and Planning Statement accompanying an application for external alterations to house***

November 2024

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1. This brief Statement accompanies an application for replacement garage door, ground floor clerestory windows to the rear and two roof lights to the above house. The property is not listed but lies within the Hampstead Conservation Area. The existence of an Article 4 Direction necessitates a planning application, as certain elements would otherwise be permitted development. The applications comprise the following documents:

- Existing and proposed drawings
- Design & Access Statement
- This Statement

2. There was originally a large house on the site of No. 7a, which was demolished in the post-War era and a new house erected in the 1950s, attached to the adjoining property of No. 7 (a listed building). It is understood that house was remodelled in the 1970s and is in the form now seen on site.
3. The Hampstead Conservation Area is a heritage asset, covering a very large area of Hampstead. Pilgrim's Lane falls within the Willoughby Road/Downshire Hill sub area (as contained in the Council's Conservation Area Statement), with the changing character of the curving road described, including an observation that:

*'Pilgrim's Lane was originally a short lane off Rosslyn Hill and the western end of the road shows this history with its fine late 18th and early 19th century houses; Nos. 7, 9 and Rosslyn House (2a) are listed. Rosslyn House is the sole survivor of a terrace that ran down Rosslyn Hill.'*

4. The CAAS identifies the character of the Area as being a variety of spaces, high quality buildings, the relationships between areas including the urban centre of Hampstead and spacious outer areas. The significance of the Area as a heritage asset derives from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.
5. The property of No. 7a is an unassuming property of modern design. It is of a general form and scale that is appropriate to the wider area and the attached listed building of No. 7. The ground floor garage doors, which have an integral front door,

are of rather dated design and emphasise what is clearly the most modern intervention into the street scene. Overall, the house can be seen to have a neutral effect on the Conservation Area.

6. The proposals in this application are to replace the existing garage doors, with integral front door. This will improve access to the property and be an improvement over the appearance of the existing doors. Two new rooflights will be installed to the existing main flat roof to the property. These are low profile that will not be visible from the street. Clerestory windows are proposed to the rear elevation.
7. These are minor changes to the building that are appropriate to the house. There would not be any effect on the significance of the Conservation Area as a heritage asset. The alterations would affect the setting of the adjoining listed building. The works would be consistent with the NPPF, the Hampstead Conservation Area Statement, Policies D1 and D2 of the Local Plan, and the Design and the Home Improvements SPDs.