

## **Appeal Statement**

**Appellant:** Duncan Gilbert

**Agent:** Elliot Higginson Architectural Services LTD

**Application Reference:** 2024/4230/P

**Site Address:** 23 West Hampstead Mews, London, NW6 3BB

**Proposal:** Roof alterations and extension, demolition of a chimney, and erection of a rear ground floor extension.

### **Introduction**

This appeal is submitted against the decision of the London Borough of Camden to refuse planning permission for the above-mentioned proposal. The appeal is made on the grounds that the proposed development is in keeping with the character and appearance of the South Hampstead Conservation Area and complies with the relevant local planning policies.

### **Summary of the Proposal**

The proposal seeks to improve the functionality and appearance of the existing mews building while respecting its historic context. The proposed alterations include:

- Replacing the existing slate roof with a zinc patina standing seam roof to create a usable third floor.
- Removing the existing chimney to facilitate the roof alterations.
- Adding a single-story flat-roof extension to the rear of the property, clad in vertical cedar cladding.

### **Grounds for Appeal**

#### **1. Compatibility with the Conservation Area**

The proposed development has been carefully designed to minimise its impact on the South Hampstead Conservation Area. The front elevation of the building will be retained, preserving its historic character. The rear extension will be set back and clad in materials that complement the existing building. The zinc patina roof will be similar in appearance to the existing slate roof and will not be visible from the street.

The Conservation Area Appraisal acknowledges that mews buildings are a characteristic feature of the area and that their roofs are typically hidden behind parapets. While the proposed roof extension will be visible above the parapet, it will be set back from the front elevation and will not significantly alter the overall appearance of the building.

The demolition of the chimney is necessary to facilitate the roof alterations. While chimneys are a characteristic feature of mews buildings, they are not always considered to be essential heritage assets. In this case, the chimney is not particularly ornate or prominent, and its removal will not significantly detract from the character of the building or the conservation area.

## 2. Compliance with Planning Policies

The proposed development complies with the relevant policies of the Camden Local Plan 2017 and the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- **Policy D1 of the Camden Local Plan** seeks to protect and enhance the character and appearance of conservation areas. The proposed development achieves this by preserving the front elevation of the building and using materials that are compatible with the surrounding context.
- **Policy D2 of the Camden Local Plan** encourages the sensitive alteration and extension of existing buildings within conservation areas. The proposed development is a sensitive alteration that will improve the functionality of the building without harming its historic character.
- **Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan** seeks to protect the character and appearance of the West Hampstead Mews. The proposed development is in keeping with the scale and character of the mews and will not harm its appearance.
- **Policy 3 of the Fortune Green and West Hampstead Neighbourhood Plan** encourages the sensitive conversion and adaptation of existing buildings. The proposed development is a sensitive adaptation that will provide much-needed additional living space.

## 3. Benefits of the Proposal

The proposed development will bring a number of benefits, including:

- **Improved living conditions:** The additional living space will provide much-needed accommodation for the occupants of the building.
- **Enhanced energy efficiency:** The new roof will improve the thermal performance of the building, reducing energy consumption and carbon emissions.
- **Preservation of a historic building:** The proposed development will ensure the long-term preservation of a historic mews building.

## **Conclusion**

The proposed development is a sensitive and well-considered scheme that will improve the functionality and appearance of the existing building while respecting its historic context. The development complies with the relevant local planning policies and will bring a number of benefits. It is therefore respectfully requested that the appeal be allowed and planning permission be granted.