



HAMPSTEAD NEIGHBOURHOOD FORUM

Planning Solutions Team
5 Pancras Sq,
London N1C 4AG

FAO: Adam Afford

20th April 2025

Dear Sirs

re: 2025/1049/P

We write with regards to this application for a roof extension to a house at 4 Pilgrims lane and wish to comment as follows:

We find this roof extension too large, and out of keeping with the original building, particularly as it also proposed to raise the party / cross wall as well, in line with the raised roof. The roofs to the neighbouring properties have the original forms, and this extension will appear bulky and incongruous in comparison – mansards are not the usual form of the 19th C terrace. The Hampstead Conservation area statement says in this regard that

‘Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched’

Additionally, the HNF plan policy DH1: Design makes reference to proposals that are higher or larger than adjacent building elements and highlights mansard roofs as an example. The policy highlights the requirement for applications to justify them, in particular to what consideration has been made to the special character of the Conservation area.

In this case, there is no demonstration either in the drawings, nor the Design & Access Statement that this proposal is appropriate. We can see no reason to defend it.

We wouldn't wish for this to become a reference for acceptable roof extensions with in the conservation area, and would request that this is refused permission. A smaller dormer extension which retains the original roof line would be an acceptable solution.

yours sincerely,

Hampstead Neighbourhood Forum