

MR & MRS GRAY

NO. 1 WELL ROAD HAMPSTEAD NW3 1LJ

**PLANNING, DESIGN, ACCESS & SIGNIFICANCE
APPRAISAL**

APRIL 2025

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1.0 INTRODUCTION

1. This is a **Planning, Design, Access and Significance Appraisal** in support of a Full Householder Planning Application to replace the existing infill lower ground floor rear extension beside the rear return with a 2-storey rear extension (over lower ground and ground floor levels), replacing the existing rear dormer, painting the existing front dormer fascia, lowering lower ground floor window in front lightwell, and repainting the windows mid to dark grey, similar to the neighbours' houses at Nos. 1a and 2a.
2. The application plan numbers are:

Title	Existing	Proposed
Site location plan	EX 00 000	
Lower ground floor plan	EX 00 100	PL 00 100
Ground floor plan	EX 00 101	PL 00 101
First floor plan	EX 00 102	PL 00 102
Second floor plan	EX 00 103	PL 00 103
Roof plan	EX 00 104	PL 00 104
Section AA	EX XX 200	PL XX 200
Section BB	EX XX 201	PL XX 201
Section DD	EX XX 203	PL XX 203
Existing and proposed section AA		PL XX 210
Existing and proposed section BB		PL XX 211
Existing and proposed section DD		PL XX 212
Front (north west) elevation	EX XX 300	PL XX 300
Rear (south east) elevation	EX XX 301	PL XX 301
Rear terrace (south east street) elevation	EX XX 302	PL XX 302
Existing and proposed rear elevation		PL XX 310
Existing and proposed rear terrace		PL XX 311
Existing and proposed north west elevation		PL XX 312

2.0 CONTEXT

Pre-Planning Application Advice Request 2025/1281/PRE

- On 21 March 2025, a Pre-Planning Application Advice Request was submitted for a proposal to infill the area beside the rear return at lower ground, ground and first floor levels and replacing the existing rear dormer.



Existing



Initial Pre-Application Proposal

- On 2 April 2025, Mr Josh Lawlor (Planning Officer) issued written pre-application advice to confirm that a replacement lower ground and new ground floor extension would be acceptable but that the first-floor element should be omitted. The Council requested the rear dormer to be reduced in width and set down from the ridge.
- In response to the pre-application feedback, revised plans were submitted on 9 April. These plans showed that, the dormer below the ridge (the same as the consented dormer at No. 2 under planning application ref. **2023/3390/P**), the width was reduced, taking up 67% of the roof slope (note, the dormer at No. 2 has a width of 68%, No. 3 is 77% and No. 4 is 77% respectively). Mr Lawlor confirmed the revised dormer would be acceptable in principle.

The Application Site

- The application property is shown below. It is in the Hampstead Conservation Area but is not listed or locally listed and there are no listed buildings in the immediate area.



7. The proposed rear extension site (identified in red below) is at the rear of the 2-storey plus loft and lower ground floor Victorian terraced house shown above. The ground level falls a storey between the front and back of the house so that the front ground floor (at street level) sits in a raised position at the rear over the lower ground floor at garden level. As the photograph below shows, it is dominated by its much higher 3-storey neighbour Nos. 1a, 2a.



8. The photograph above shows the proposal site. It is a small, concealed gap of about 1.5m wide by 4m deep between No. 1's rear return and the tall adjoining flank walls of No. 2a Well Road

and White Bear Place. This narrow gap has already been crudely infilled at garden level with the French doors visible in the photograph.

9. The photographs below show the gap is not visible from New End Square behind the White Bear Place buildings (white). The steep fall in ground level behind the retaining wall at the end of No. 1's garden and the mature vegetation beyond it mean that little, if anything, of it can be seen in private views from the rear of the ex-Council flats in the post-war Well House Estate to the east.



10. The true elevation below shows the hotchpotch rear elevation of the terrace. This is not a public view or a natural private view because of the change of levels, the screening effect of the boundary wall and the intervening vegetation.
11. Note the larger dormers on Nos. 2 and 3, also visible in the photograph above.

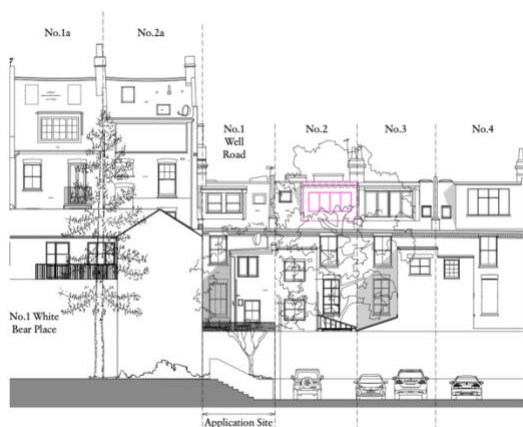


Planning History

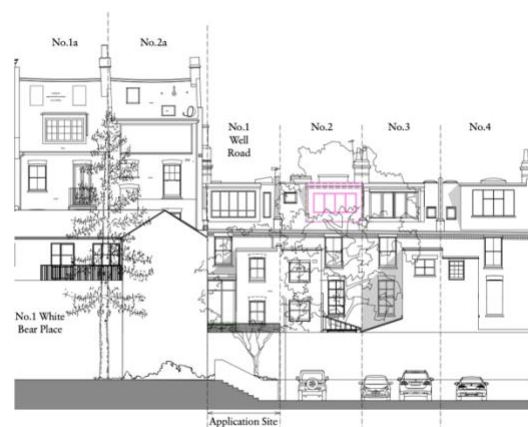
12. In 2008 planning application reference **2005/4163/P** was granted for *the installation of a new access door with rooflight above and erection of metal railings around the flat roof of the 3-storey rear extension in connection with the formation of a roof terrace for the dwellinghouse.*
13. In 2010 planning application reference **2010/3773/P** was granted for *the erection of an enlarged rear dormer at roof level to single dwelling house (Class C3).*

3.0 THE PROPOSAL

14. The application is in respect of infilling the gap between No. 1's rear return and the adjoining flank walls with a transparent glass screen at lower ground and ground floor level. It has been innovatively designed to allow the original rear walls to retain a presence (even though their setback within the gap means they are effectively invisible) and replaces the unattractive and unsympathetic existing lower ground floor extension.
15. The application is also in respect of replacing the existing narrow dormer with one that closely resembles the larger existing dormers on Nos. 2 and 3 in the center of the terrace, shown on the terrace rear elevation above. No. 2's dormer was recently consented and built (consents **2023/3390** and **24/0240**).
16. The existing and proposed rear elevations below put the proposals in context and show them in greater detail. The height of the proposal is well below the height of the rear return.



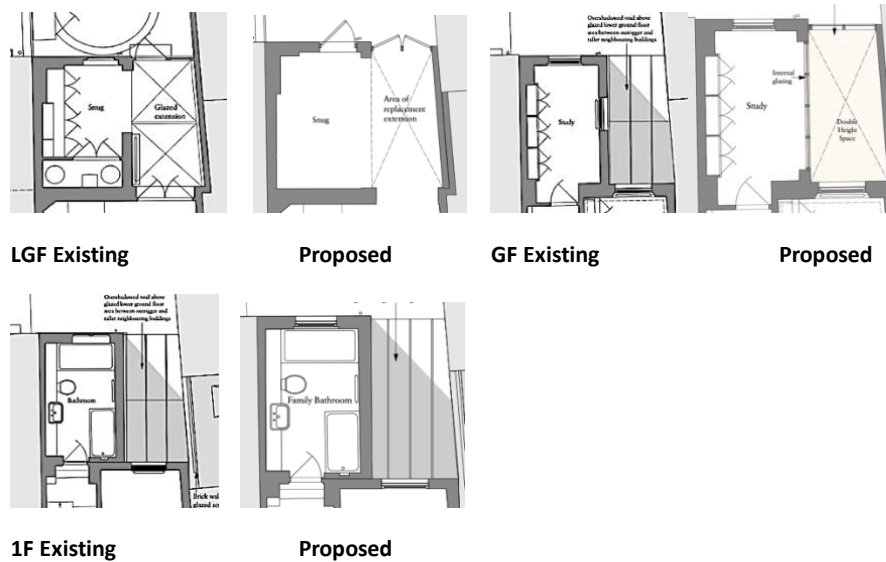
Existing



Proposed



17. The existing and proposed footprints below show the minor physical effect of the proposal.



18. The proposal has the obvious advantage of maximising daylight and afternoon sunlight to the existing rear rooms and making full and effective use of an otherwise unpleasant gloomy space consistent with planning advice.
19. In line with the pre-application advice, the top floor of the proposed infill has been removed and therefore sits well below the top of the rear return.
20. On the front elevation the proposal involves painting the existing front dormer fascia and repainting the windows mid to dark grey. The existing lower ground floor window in the front lightwell is also proposed to be lowered.

4.0 RELEVANT PLANNING POLICY

21. Camden's Development Plan comprises the London Plan (2021), the Hampstead Neighbourhood Plan (2018) and Camden Local Plan (2017). As this proposal does not raise strategic issues, the relevant Camden Local Plan (2017) policies that have been taken into account in drafting this proposal are as follows:
22. **Policy D1 (Design)** seeks to secure high quality design in development. The Council will require that development respects local context and character.
23. **Policy D2 (Heritage)** requires development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.
24. The proposal has been sensitively and appropriately designed for its context to comply with the Council's **Home Improvements Camden Planning Guidance (2021)** in the following respects:
 - It is subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
 - It is built from materials that are sympathetic to the existing building to allow the original fabric to be seen;
 - it respects and preserves existing architectural features, such as cornices and chimney stacks;
 - it is carefully scaled in terms of its height, width and depth; and
 - it allows for the retention of a reasonably sized garden.

5.0 HERITAGE ISSUES

25. The Hampstead Conservation Area Appraisal correctly identifies Well Road and Well Walk as *parallel roads connecting the tumbling streets of the village to Hampstead Heath*. It says 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.

26. The reference to dormers must be to the front dormers – the dormers to the rear are wholly dissimilar to those at the Old White Lion, which can be seen on the first photograph above.
27. The Appraisal identifies Nos 1, 1a, 2, 2a, 3,4 and 5-13 consecutive as being positive contributors to the Conservation Area. This must be on the basis of the appearance of their road frontages – as the images of the rear elevations above show, they are at best unexceptional and at worse detract from the character of the Conservation Area. Their context is the concrete back end of the Wells House Council Estate, built in the 1950s and not mentioned in the Appraisal. The appraisal quite rightly does not identify the rear elevation of Well Road as of architectural merit or importance.
28. The appraisal provides this design advice: *H26 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.*
29. As the Appraisal requires, its position means it is as unobtrusive as any extension could be and it does not affect the character of the Conservation Area or its appearance. It is a unique site that will not set a precedent for any similar development.

6.0 CONCLUSION

30. The Council is respectfully requested to permit the Householder Full Planning Application for the reasons set out above.