

25 Savile Row  
London  
W1S 2ES

T: 020 7851 4010  
F: 020 7851 4020

[www.turleyassociates.co.uk](http://www.turleyassociates.co.uk)

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## Submitted via Planning Portal

Jennifer Walsh  
Planning Services  
London Borough of Camden  
Camden Town Hall  
Argyle Street  
London WC1H 8ND

Our ref: KAYL2000/WS

E: [wsmith@turleyassociates.co.uk](mailto:wsmith@turleyassociates.co.uk)

Dear Jennifer

### **38 PILGRIMS LANE, HAMPSTEAD REVISED APPLICATIONS FOR PLANNING PERMISSION**

Further to our recent discussions, this letter accompanies a revised planning application submission for works to the existing house at 38 Pilgrims Lane, Hampstead. The revised proposals incorporate changes which have been made following feedback given in relation to the previous applications and the further pre application advice. The project team have also sought to address the concerns of neighbours as far as possible.

A proposed basement extension is applied for as a separate planning application from the above ground extension and refurbishment works, as the client would like to have two development options as follows:

- Option 1 – the refurbishment and extension of the existing house with a basement extension;
- Option 2 – the refurbishment and extension of the existing house.

The basement planning application would only be implemented in conjunction with the rest of the proposed works to the house (Option 1), not in isolation. However, it is possible that the client may want to implement only the above ground refurbishment and extension works only (Option 2).

In addition to this covering letter, the applications are accompanied by the following:

#### **Above Ground Refurbishment and Extension Application**

Site Location Plan

Existing Drawings

#### **Basement Extension Application**

Site Location Plan

Existing Drawings

Proposed Drawings	Proposed Drawings
Extent of Demolition Drawings	Design and Access Statement
Design and Access Statement	Construction Method Statement
PPS5 Heritage Statement	Code for Sustainable Homes (Prelim Assessment)
Code for Sustainable Homes (Prelim Assessment)	

The details of the site, surroundings and policy context are well known to the project team and the officers who have been involved in the project. This letter therefore focuses on an explanation of the development proposals with commentary on the acceptability of the revised approach in relation to the Development Plan and other material planning considerations.

### **Extent of Demolition**

A key change from the previous development proposal is that the proposed extent of demolition has been greatly reduced, so that the majority of the existing building is to be retained. The retained elements include the front elevation, front roof slope and flank walls, which are considered to be the most important elements of the building in terms of character and appearance. In addition key elements of the interior will be retained as detailed in the accompanying application documents.

In contrast to the previous development proposal, the loss of building fabric now proposed is such that it does not constitute substantial demolition requiring Conservation Area Consent. The proposals are restricted to the loss of modest elements of the house to facilitate the proposed extension and refurbishment, confined to the existing rear wing, rear elevation, rear roof slope and some internal walls (which could be removed without requiring planning permission). The proposals do not constitute the substantial demolition of the house (as defined in Appendix E to Environment Circular 14/97 following the Shimizu (UK) Ltd v Westminster City Council Case).

The PPS5 Heritage Statement supplied with the planning application and prepared by Turley Associates' heritage team has been updated to reflect the revised proposal and provides a thorough assessment of the significance of the existing building in the context of the Conservation Area. It states that the contribution of the building to the Conservation Area in overall terms is neutral, albeit it acknowledges that the frontage could be considered to make some positive contribution to the local townscape. Following the detailed assessment, the statement concludes that the works to the existing building, which includes the removal of some of the existing building fabric, are acceptable in the context of the building's significance in the Conservation Area, its current severely dilapidated state and the merits of the new development.

## **Design Approach**

### ***Front***

Works to the front of the house are limited in scope.

It is proposed to rebuild and enlarge the existing dormer window on the front roof slope in keeping with that existing. The new dormer will feature a traditional sash window and will help provide improved accommodation at the upper level of the house. The front roof slope will be retained as existing.

The entrance steps to the front door will be redesigned to provide a larger top step and more sympathetic materials. A single off street car parking space will be retained at the property and a high quality landscaping scheme as detailed will improve the setting of the house. These works, together with repairs and maintenance, which would be undertaken in conjunction with the works requiring permission, are considered to enhance the appearance of the house at the front.

### ***Rear***

The proposed works to the rear of the house comprise the rebuilding of the existing projecting wing and main rear wall with a single storey side and projecting extension at lower ground floor level. A change to the rear roof slope is also proposed to help provide a better standard of internal accommodation at the upper level of the house.

The rebuilding of the main rear wall would be associated with an extension of the property by one metre as previously proposed. Currently the main rear wall house sits some 500mm forward of the adjacent house, no.40, and the extension of the house by 1 metre would reverse this existing relationship. The dormer window on the flank elevation of no.40 does not serve a habitable room and the extension would not unduly impact access to daylight and sunlight.

The extension of the property is associated with a modest alteration to the rear roof slope, a replacement rear dormer window and the formation of a small crown roof. The rear slope will be rebuilt to link with the rebuilt rear wall and the angle of the roof would be altered slightly to improve the quality of the internal accommodation. At the side of the house, the gable would be carefully altered to accommodate the revised roof arrangement and not unduly affect the limited views of the flank elevation from the street. The roof level access previously shown has been removed so that the crown roof could not be able to be used as a roof terrace.

The single storey projection at the rear and side of the house is similar to that previously proposed. However, mitigation measures have been introduced to eliminate the concern about possible overlooking to no.40. The mitigation measures comprise a lantern roof light at the side of the projecting wing, which would prevent access to the section of the roof adjacent to no.40 and a 1.8 metre high privacy screen along the remaining section.

The projecting wing would be rebuilt similar to that existing. The roof of the wing would not be used as a terrace.

The finishes and detailing of all works would be carefully designed to match the retained elements, thus leading to a satisfactory appearance overall. This would include for example the use of traditional timber framed sash windows.

The existing rear garden, which is currently overgrown and neglected, will be re-landscaped using high quality materials and new planting.

### **Proposed Basement**

The proposed basement and associated roof lights are applied for as a separate planning application from the above ground refurbishment and extension works. However, the basement would only be implemented in conjunction with the other proposed works, not in isolation.

The basement would have a minimal visual impact due to the subtle design of the proposed skylight windows, located to the rear and front of the house.

No objection has been raised by officers in relation to the principle of a basement extension at the property, provided the requirements of policy DP27 are met. The accompanying report by Heyne Tillett Steel details the proposed structural methodology to fully address the requirements of this policy, including of safeguarding and monitoring in relation to the existing structure and neighbouring properties, nos. 34 and 40, and the effect of the basement in relation to ground conditions and hydrology.

### **Conclusion**

The revised development proposals are the result of the ongoing dialogue between the project team and Council officers in order to address previously expressed concerns.

The changes that have been made from the previous proposals, in particular, the greatly reduced level of demolition, the more modest changes to the roof, the introduction of mitigation to reduce the risk of overlooking and elimination of the upper level roof terraces, are considered to address the previously expressed concerns. The applications are considered to be acceptable in terms of PPS5 and local policies C14, DP24, DP25, DP26 and DP27 (among others).

Overall, the revised proposals will ensure that house will be restored from its current severely dilapidated state to be a high quality and sustainable family dwelling and on this basis the works are considered acceptable in planning terms.

We trust that the supplied information is sufficient for the applications to be validated and determined. However, please do not hesitate to contact either me or Christopher Pask of Charlton Brown Architects should anything further be required.

Yours sincerely



**William Smith**  
**Planner**