

8 Pilgrim's Lane

Scope of proposed alterations

The proposed alterations comprise:

1. Lowering the basement floor level of the existing basement to the front of the property and associated internal layout changes, but with no external alterations.
2. Formation of a new basement to the rear of the property entirely within the footprint of the existing building, but with no external alterations.

Evidence to verify application

The proposed alterations fall within Section 55(2) of the Town and Country Planning Act 1990- Meaning of “development” and “new development”:

‘The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which—

(i) affect only the interior of the building, or

(ii) do not materially affect the external appearance of the building’

Whilst material affect is a matter of fact and degree, in this case the proposed basement alterations and extension will not affect the building’s external appearance in any way whatsoever.

The effect of section 55(2) is not qualified by the Hampstead conservation area designation or the effect of the Article 4 direction currently in force.

Michael Doyle

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