

**PLANNING APPLICATION APPEAL:  
GROUNDS OF APPEAL**

Prepared for: Mr Justin Snyder

Site Address: 62 Pilgrim's Lane, Hampstead, London, NW3 1SN

Date: 13<sup>th</sup> December 2016

## **Application Details**

Owner: Mr Justin Snyder

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Yes

Project: Remodelling of existing dormer roof extensions, alterations to roof terrace doors and three windows, and internal reconfiguration.

Site Address: Maisonette, Floors 1–3, 62 Pilgrim's Lane, Hampstead, London, NW3 1SN

Planning Application Ref: 2016/1141/P

## **Preface**

This document sets out the grounds of appeal against the non-decision of The London Borough of Camden. The local planning authority has failed to give notice of its decision within the appropriate period on the above application.

## **Grounds of Appeal**

We believe we have relevant reasons for which this lack of response from the local planning authority should be appealed. There has been constant communication from the applicant side in order to obtain a response on the planning application submitted. However, whilst there has been intermittent response from the council, it is clear that with the decision not made within the allotted 8-week timeframe the urgency in making a decision has been severely lacking from the council.

We have requested direct advice and feedback from the planner responsible of our case, as the Planning Inspectorate states should be provided. After long periods of time between correspondence (no response to emails or phone calls), we were given certain instructions for a revised scheme of works which would comply with the requirements of the planner for an approval of the planning application. After following the advice, producing the necessary amendments to the proposal and submitting a revised version of the scheme, we understood that we would be in a position where the planning application would be considered soon. We feel that the local planning authority has been irresponsible regarding this planning application. After almost six months following up, we still do not have a resolution on this and therefore we see completely valid the reason for this appeal. We wish for this appeal to consider the original application proposal.

We believe we have followed all the possible procedures to obtain a response to this planning application. We have sent a revised scheme following the planners comments, we have also sent images of the area for reference, and further illustrations of the proposals, explaining the reasons why we think our planning application should be approved. However we have unfortunately been given no response. The latest correspondence suggested that a decision would be forthcoming within one to two days, but this has yet to materialise some 10 days later, and given the significant time waited prior to this we feel it is unreasonable to really any further.

The works are proposed to an existing apartment occupying the top three floors of a terraced property. The proposed works entail the reconfiguration of an existing dormer to the front of the property, remodelling of the existing rear dormer, replacement of an existing double door to the second floor roof terrace with a minimally framed glazed door, and remodelling of three existing windows to the rear elevation. The Victorian terraced property is located on 62 Pilgrim's Lane in the Hampstead Conservation Area within the London Borough of Camden.

In compliance with policy DP24 - securing high quality design - the character and the scale of the existing property are respected with this sympathetic development. To the front of the property, the dormer is reconfigured to provide more efficient and usable space on the third floor, while still retaining the existing scale by being no wider than the existing dormer windows. The existing two dormers are of poor aesthetic value, in poor condition and are proposed to be combined to form a single dormer, to enhance the front elevation of the property. Neighbouring properties have similar, wider dormers that also cut down further on the roof: thus the proposed front dormer would fit in with the scale of neighbouring properties being more subordinate to the host property.

The proposed new rear dormer and larger windows on the first floor would enhance and frame the views out of the rear of the property. Referencing policy DP24 once more, the development should consider the form and scale of neighbouring buildings. The houses in the area are extremely varied in their rear elevations and many have, or are undergoing, significant alterations. In planning application 2015/0234/P, permission was granted for an extension of the current dormer and additional fully glazed conservatories. Many other approved applications allow for extensive glazing and variation on the rear elevations, as seen in the accompanying drawing. The proposed design for the rear dormer in 62 Pilgrim's Place would be less intrusive overall and maintain and enhance the appearance of the existing rear elevation.

The current dormers in both the front and rear are deteriorating and unappealing aesthetically. Rebuilding the dormers would therefore enhance the property aesthetically and materially. The proposed minimal framing of the fenestration will ensure that the dormers are subordinate to the detailing of the host property; this will emphasise the white-painted timber frames of the existing house. Replacing the dormers overall would have sufficient improvements with thermal efficiency through both newer roof technology and double glazing in the windows.

The material of the proposed dormer would be in line with the character of the existing property by using lead for the exterior of the dormer. The neighbouring properties' dormers are also clad in lead, which again complies with policy DP24. The finish on the lead would be of high quality, unlike the existing cladding which is sagging in the middle, poorly detailed, and not finished to a high quality. Given the scale of the existing house, the dormers would remain subordinate to the host property.

The replacement of the existing terrace door to the rear of the second floor will improve access to the existing roof terrace by widening the opening with enhance security and increase natural daylight into the property. In compliance of policy DP22 - promoting sustainable design and construction - the extension of the glazed area also optimises natural ventilation and reduces the need for artificial lighting.

The replacement and widening of three existing windows on the rear of the first floor would greatly enhance the air flow and thermal efficiency of the building. The current windows on the half landing are small and not of a high design standard. The addition of new windows would be in compliance of policy DP24 as the quality of the windows would be higher and would fit in with the scale of scope of approved planning applications in the rear elevations of neighbouring houses. All the new windows would greatly improve natural light into the maisonette, improving the quality of living for its occupants, whilst not affecting the amenity of neighbouring properties.

The internal reconfigurations do not affect the exterior of the property. The refurbishment works and new layout will utilise the space of the house to its full potential, and will be enhanced by the replacement and alterations of the existing dormer. The upgrading of services and insulation will increase the thermal performance and efficiency of the building. The quality of light and natural ventilation in the stairs will be enhanced by the replacement of the existing doors and windows and the widening of the current openings.

### **Conclusion**

We believe that the submitted proposal had all the necessary information for either being approved or refused. We also believe that the case officer responsible for this planning application has been inexplicably irresponsible to our correspondence. For these reasons we believe a resolution for this proposal should be considered and a decision on this planning application should be made.

Illustration of proposal:



**EXAMPLES OF VARIETY TO FRONT ELEVATIONS / DORMERS IN LOCAL AREA**



View up Pilgrim's Lane (showing front elevations)

- Significantly larger and more prominent dormer windows to neighbouring properties.



No.68 - 58 Pilgrim's Lane dormers

- Large existing dormers, sitting close to main roof eaves , dominate the roofscape.



No. 64 and 66 Pilgrim's Lane front elevations - dormers.



No. 50 Pilgrim's Lane front elevation.

- Contemporary design in contrast to the original housing stock.



No. 45 Pilgrim's Lane dormers - opposite to No. 62

- Prominent dormer windows to form roof slope.



No. 43 and 45 Pilgrim's Lane opposite to no. 62

- Variety of existing architectural styles in the immediate vicinity



No. 31 Pilgrim's Lane



No. 10 Pilgrim's Lane





**EXAMPLES OF REAR ELEVATIONS OVERLOOKING PILGRIM'S LANE**



Denning Rd Dormers Overlooking Pilgrims Lane

- Modern-style dormer roof extension with minimal framing of glazing.



Denning Road Dormers Overlooking Pilgrims Lane

- Non-original dormer with contrasting detailing & terrace / balcony.



Carlingford Looking onto Pilgrims Lane

- Large-full width-dormer to front roof slope with a significant proportion of glazed opening.



No. 1 Carlingford on Pilgrims Lane



No. 1 Carlingford on Pilgrims Lane

- Contemporary addition to existing house.