



5 Pilgrim's Lane, London, NW3 1SJ

Alterations and rear extension to dwelling house

Design & Access / Planning / Heritage Statement

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Design & Access / Planning / Heritage Statement

5 Pilgrim's Lane, London, NW3 1SJ

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Reference: AZ2011
Status: SUBMISSION
Date: 07.10.20

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1. INTRODUCTION

- 1.1. This combined Design & Access / Planning / Heritage Statement has been prepared on behalf of the applicant Laura Marks and is submitted in support of an application for full planning permission (householder application) for development at no. 5 Pilgrim's Lane, London, NW3 1SJ described as: *"Alterations and rear extension to dwelling house"*.
- 1.2. The proposed development comprises a series of external (and associated internal) alterations to the property, a 1960s semi-detached house, which include:
- Reconfiguration of existing two storey projection to front elevation (first floor non-original);
 - Reconfiguration of side projection at first floor cantilevered over side access to rear garden (non-original);
 - Reconfiguration of openings to side elevation (south elevation);
 - Replacement of existing ground floor rear extension (non-original) with a part one, part two storey extension;
 - Insertion of six additional rooflights; and
 - Alterations to landscaping and access arrangements
- 1.3. The purpose of this statement is to describe and assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The statement explains how the proposed development is in accordance with and will deliver the objectives of such policies, and therefore represents an appropriate and acceptable development for the area.
- 1.4. This statement should be read in conjunction with the following accompanying documents:
- Completed application form and Certificates;
 - Completed CIL form;
 - Site location plan; and
 - Architect's drawings (prepared by Pinzauer).

2. THE SITE / SURROUNDINGS AND PLANNING HISTORY

The Site / surroundings

- 2.1. The Site hosts a semi-detached dwellinghouse, built c.1960 as an infill development together with No.5a Pilgrim's Lane. From a review of historic ordnance survey mapping the Site historically provided a secondary access point for the Rosslyn Hill Chapel, from Pilgrim's Lane. In 1967 the site had been developed, and access blocked. 5 and 5A Pilgrim's Lane appear to have been constructed as a matching symmetrical pair. However, over time this consistency has been eroded through a series of extensions, both to the front, side and rear of the properties.
- 2.2. The Site falls within the London Borough of Camden and is also within the Hampstead Conservation Area. The building is not statutorily or locally listed, nor is it identified as making a positive contribution to the character and appearance of the Conservation Area within the relevant Conservation Area Appraisal. There are no other relevant planning constraints on the site.
- 2.3. In summary, No. 5 is a modest, semi-detached, two storey building located on the southwest side of Pilgrim's Lane. The building includes a two storey front projecting wing, with internal garage located at ground floor, built as a later extension. There is a side projection at first floor (containing a bathroom) cantilevered over the side access to rear garden, set back from the front façade. To the rear the building has an existing full width single storey extension. A full assessment of the building is provided in Section 4.
- 2.4. Pilgrim's Lane comprises a rich mixture of architectural styles and forms from a number of periods - ranging in scale, materials, and design approach. This includes a series of large scale modern reconfigurations to buildings, and modern replacement dwellings.

Planning history

- 2.5. The planning history for the site, taken from Camden's online planning register, is summarised as follows:

The Site (here includes land associated with both 5 and 5a Pilgrim's Lane)

- 2.6. Planning permission was granted, subject to conditions, on the 08/06/40, for development described as:
'The formation of a one-storey garage and air raid shelter at No. 5, Pilgrim's Lane, Hampstead, subject to:' (Ref: E7/16/A/61544).
- 2.7. Planning permission was granted, subject to conditions, on the 22/04/53 for development described as:
'The erection of a two-storey dwellinghouse with a private garage on the site of No.5, Pilgrim's Lane, Hampstead, and for the formation of a new access to the highway' (Ref: E7/16/A/19879).
- 2.8. Planning permission was granted, subject to conditions, on the 04/01/54 for development described as:
'The erection of a two-storey dwellinghouse with private garage on the site of No. 5, Pilgrim's Lane, Hampstead, and formation of a new means of access from the highway, in accordance with your letter dated 11th December, 1953, specifying the use of London yellow at stock facing bricks and ??onbridge han?? made, ??and-fac??, grey/brown facings' (Ref: TP/28340/C/14299).
- 2.9. Planning permission was granted, subject to conditions, on the 19/08/54 for development described as:
'The erection of a pair of semi-detached houses, ea?? with a private garage at No. 5, Pilgrim's Lane, Hampstead, and the formation of a new access to the highway, in accordance with your letter dated 30th July, 1954, specifying the use of Leicestershire Grey Rustic facing bricks' (Ref: TP/28340/C/7432).
- 2.10. It is understood that this last planning permission above was implemented and resulted in the development of the semi-detached houses (now modified) on the Site and adjacent plot.

5A Pilgrim's Lane (additions / amendments following construction)

- 2.11. Planning permission was granted, subject to conditions, on the 13/05/64, for development described as:
'Construction of garage at 5A, Pilgrims Lane, N.W.3.' (Ref: TP/1521/1381).

- 2.12. Planning permission was granted, subject to conditions, on the 06/03/98, for development described as:
'Erection of an entrance porch, new double gates for vehicular entrance and boundary railings, as shown on drawing numbers:PL05B, PL07 and SITE PHOTOGRAPHS' (Ref: PW9703056R2).
- 2.13. Planning permission was refused, and warning of enforcement action was issued, on the 08/11/98, for development described as:
'The retention of a glazed roof extension to a single storey rear extension and two air conditioning units to the rear at first floor level, as shown on drawing numbers: PL11 & photographs.' (Ref: PW9802346).
- 2.14. Planning permission was granted, subject to conditions, on the 11/08/06, for development described as:
'Erection of a glass conservatory extension to the rear and a single storey extension to the side of the dwellinghouse, plus installation of a rooflight in the flat roof of the existing rear extension' (Ref: 2006/2857/P).

The surrounding area

2B Pilgrim's Lane

- 2.15. Planning permission was granted, subject to conditions, on the 05/03/03 for development described as:
'Remodelling and external alterations to house, including erection of replacement front porch extension, replacement rear 1 and 2 storey extensions and new 1st floor studio roof extension with replacement of pitched roof by flat one, and erection of an extended front garden wall. As shown on drawing no 001-6; 101, 102, 103, 104A, 105, 106, 200, fax dated 28th February 2003' (Ref: PWX0302004).



10 Pilgrim's Lane

2.16. Planning permission was granted, subject to conditions, on the 04/05/99 for development described as:

'Amendments to the previously approved elevations and extensions as a variation to the planning permission dated 8th October 1998 (ref. PW9703031R2) for external alterations and extensions in connection with conversion to form a single family house with integral garage, as shown on drawing numbers; 181/SURV-1E, 181(P) 001F, 2F, 3F, 4F, 5H and 6F' (Ref: PW9902075R1).

2.17. Planning permission was granted, subject to conditions, on the 08/10/98 for development described as:

'Internal and external alterations and extensions at rear, side, front and roof levels, in connection with conversion to form a 5 bedroom single family house with integral garage, as shown on drawing numbers: 181/SURV-1/E, 181(P)001B, 2B, 3B, 4B, 5E, 6B' (Ref: PW9703031R2).



31 Pilgrim's Lane

- 2.18. Unable to obtain original planning application on the councils online planning register.



35 Pilgrim's Lane

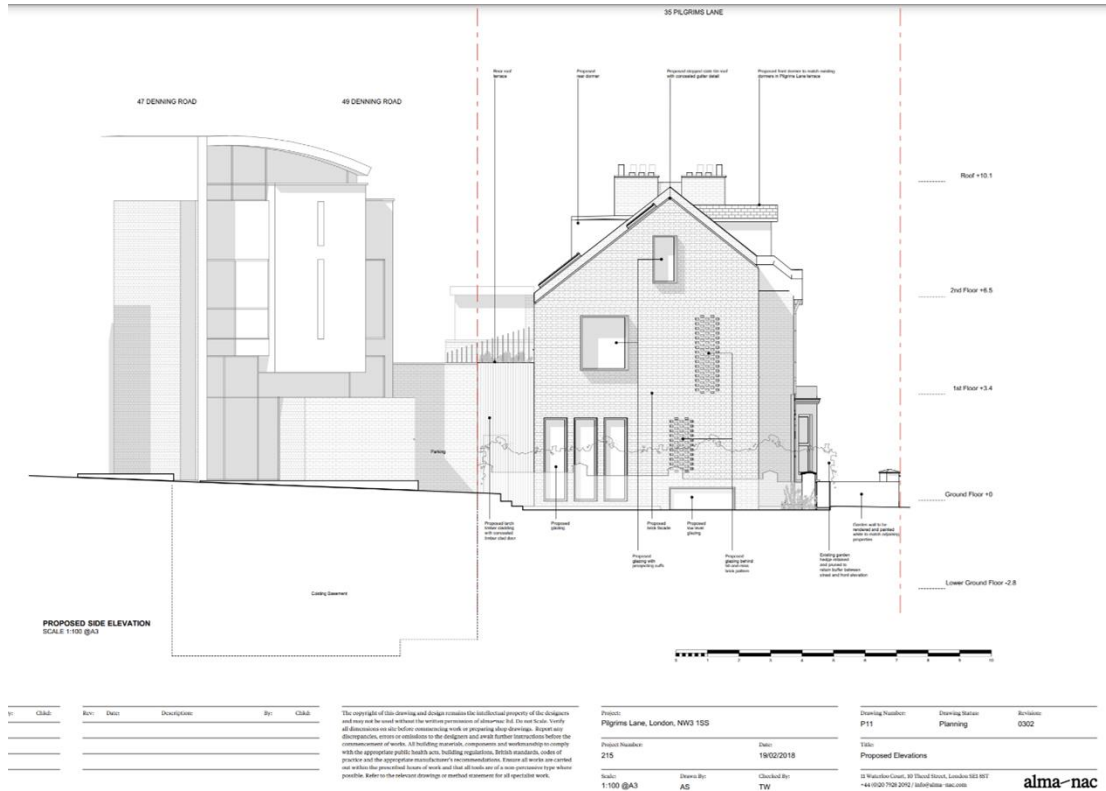
- 2.19. Planning permission was granted, subject to conditions, on the 02/01/19 for development described as:

'Amendments to development description as granted under reference 2018/1078/P dated 24/07/2018 to be read as External alterations to existing dwelling (C3) including partial demolition and erection of three storey side extension with associated first floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall; and new demolition drawings'. (Ref: 2018/6304/P)

- 2.20. Planning permission was granted, subject to conditions, on the 07/03/18 for development described as:

'External alterations to existing dwelling (C3) including demolition of side extension and erection of three storey side extension with associated first

floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall'. (Ref: 2018/1078/P).



48-50 Pilgrim's Lane

2.21. Planning permission was granted, subject to conditions, on the 18/01/01 for development described as:

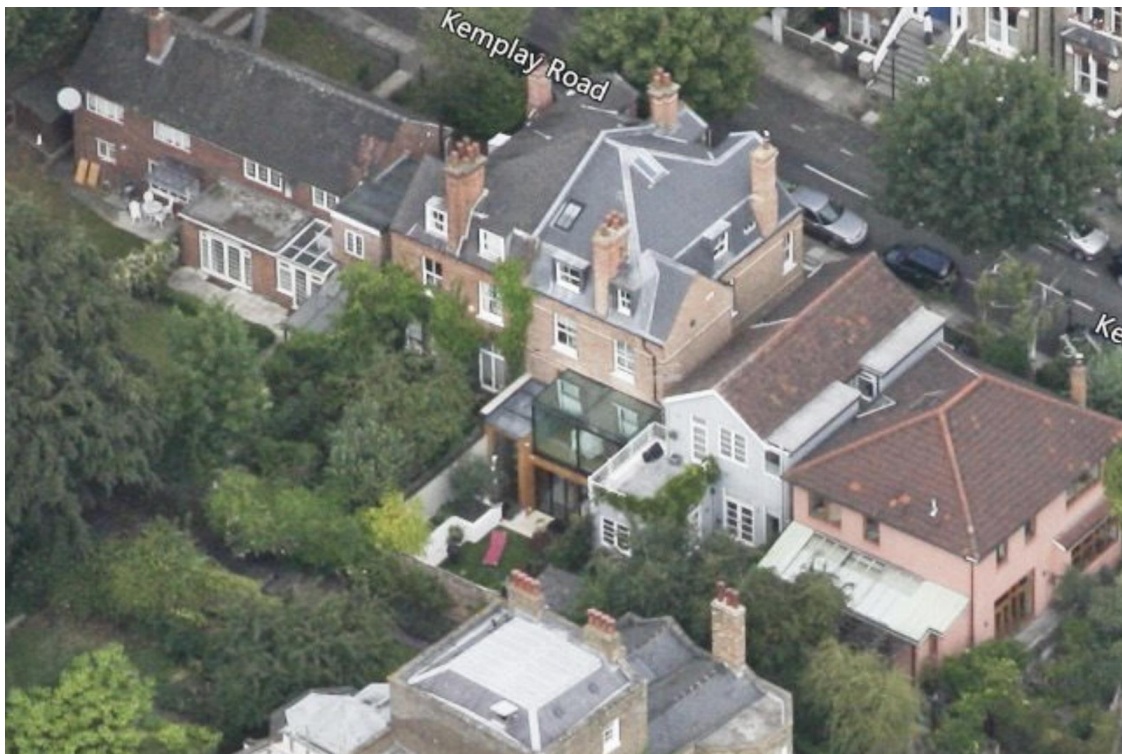
'Demolition of existing garage and erection of 3 storey side extension to accommodate additional residential space for the existing dwellinghouse and addition of 2 dormer windows to the rear roof slope As shown on drawing no(s) PL001-PL006, PL007A, PL008B, PL009A, PL010A, PL011B, PL012B'. (Ref: PWX0002352).



1 Kemplay Road

2.22. Planning permission was granted, subject to conditions, on the 27/10/09 for development described as:

'Erection of a glass conservatory over existing roof terrace at first floor level to rear of dwellinghouse (Class C3)'. (Ref: 2009/4336/P).



1A Carlingford Road

2.23. Planning permission was granted, subject to conditions, on the 01/09/06 for development described as:

'Replacement of existing single-storey garage with a two-storey side extension, erection of a full-width rear single storey extension with roof terrace above and staircase access to the garden, excavation of new basement to provide 2 bedrooms, all to provide additional habitable accommodation for the lower maisonette, plus erection of vehicular entrance gates and dustbin stores on the front boundary, raising in height of side boundary fencing, and the creation of a carparking space in the front garden'. (Ref: 2006/2874/P).



49 Denning Road

2.24. Planning permission was granted, subject to conditions, on the 13/11/07 for development described as:

'Demolition of existing house plus substation in rear garden of 49 Denning Road and garage on site of 35 Pilgrims Lane and erection of a 4 storey plus basements dwellinghouse including side wing, rear extension with roof terrace above, and forecourt parking space, plus separate parking space for 35 Pilgrims Lane'. (Ref: 2007/4102/P).



3. PLANNING POLICY CONTEXT

- 3.1. A summary of the relevant legislation and policy relevant to the consideration of the application is provided in this section.

Statutory Provisions

- 3.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2019)

- 3.4. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision making. Section 16 (Conserving and enhancing the historic environment) sets out how heritage assets should be conserved in a manner appropriate to their significance.
- 3.5. The approach set out in Section 16 is that applicants should describe the significance of any heritage assets engaged (para 189), local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 190), a series of particular considerations should be taken account of (para 192), and that great weight should be given to the asset's conservation (para 193).
- 3.6. Paragraph 200 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It continues that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- 3.7. Paragraph 201 states that that not all elements of a Conservation Area will necessarily contribute to its significance. It goes on to state that the:

'Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.

- 3.8. Annex 2 of the NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Development Plan

- 3.9. The Statutory Development Plan for the site comprises the London Plan (2016 - consolidated with alterations), the Camden Local Plan (2017), and the Hampstead Neighbourhood Plan (2018-2033). Further, the draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight.
- 3.10. Policy A1 of the Camden Local Plan 2017 (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase.
- 3.11. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character; and preserves strategic and local views.

3.12. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. In relation to development in conservation areas, policy D2 sets out that in order to maintain the character of these areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g) resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h) preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

3.13. Policy DH1 of the Neighbourhood Plan (Design) states that Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s).

3.14. Policy DH2 of the Neighbourhood Plan (Conservation areas and listed buildings states) states that planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies. New development should take advantage of opportunities to enhance the Conservation Areas

Supplementary Planning Guidance

3.15. A range of supplementary guidance is published by the London Borough of Camden, providing useful information on how the Council consider higher level policy objectives should operate in practice.

- 3.16. The *Design* CPG (March 2019) states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. The *Altering and extending your home* CPG (March 2019) is also directly relevant. The relevant parts of the CPGs have been carefully considered as part of design development. The guidance also states that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.
- 3.17. The Hampstead Conservation Area Statement (CAS) is published as supplementary guidance and is of relevance to the application. As noted above, and as further explored below, the CAS does not refer to the Building within the description of the character area. Nor is the Building highlighted as a positive contributor on p.53 of the Conservation Area Statement.

4. IDENTIFICATION AND ASSESSMENT OF HERITAGE ASSETS

4.1. As noted above, the site lies within the Hampstead Conservation Area (a designated heritage asset). The property is not a listed building. There are however 6 no. listed buildings, or structures, located within close proximity to application site, these are:

- Lloyds bank numbers 1 and 3 with railings and gates to south – a Grade II* listed building located immediately south of the application site.
- No. 38 Pilgrim's Lane - Rosslyn House – a Grade II listed building located adjacent to the application site (south east).
- Rosslyn Hill Unitarian Chapel – a Grade II listed building located immediately to the west of the application site.
- Lamp post in the grounds of the unitarian chapel – a Grade II listed building located immediately to the west of the application site.
- No. 7 Pilgrim's Lane - Sidney house – a Grade II listed building located to the north of the application site.
- No. 9 Pilgrim's Lane - Cossey cottage – a Grade II listed building located to the north of the application site.

4.2. The key considerations that need to be taken into account include:

- The character and appearance of the Hampstead Conservation Area
- The contribution of the existing building on the site to the character and appearance of the conservation area; and
- The impact of the development proposed on the Hampstead Conservation Area and the setting of the nearby listed buildings (see section 5)

Assessment of Significance

The Hampstead Conservation Area

4.3. The Hampstead Conservation Area was designated on 29th January 1968, there have since been seven extensions to the Conservation Area; dates include: 1.10.77, 1.4.1978, 1.6.1980, 1.6.85, 1.11.1985, 1.2.1988, 1.11.1991. An alteration to the boundary on Rosslyn Hill was agreed on 22.2.01 with some sections being transferred to Fitzjohns/ Netherhall Conservation Area.

- 4.4. The London Borough of Camden adopted the Hampstead Conservation Area Statement in October 2001. This document has been produced to provide a detailed appraisal of the area's architectural and historic character.
- 4.5. The special character of the Conservation Area comprises a range of factors and attributes. These are principally; its topography; the Heath; the range, quality and variety of buildings; the street pattern and Hampstead's historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frognaal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.
- 4.6. For the purposes of the Conservation Area Statement, Hampstead has been divided into eight sub areas. The site is located in Sub Area Three: Willoughby Road/Downshire Hill. This sub area is comprised of five character zones, Pilgrim's Lane is located within the Willoughby Road character zone.

Pilgrim's Lane

- 4.7. Pilgrim's Lane is assessed on p.28 of the Conservation Area Statement. It states:
- “Denning, Carlingford and Kemplay Roads terminate on Pilgrim's Lane and there are views down towards Pilgrim's Lane, as well as views of those street's rear elevations looking back. The character of the road changes as it curves at its southern arm. At the curve of the road Nos.12-20 are two storey houses with pitched roofs of various periods. No.11 on the west side is a prominent two storey detached house at the corner with Kemplay Road. Built in the inter-war period it has a hipped tiled roof and is now rendered a terracotta colour. As the road turns towards Rosslyn Hill a group of contrasting properties sit well together. No.10 is a 1960s building redesigned by SHH Architects in stucco and wood. No.8 is an interesting Arts and Crafts influenced house. It has a gable with decorative brickwork and distinct chimneys. On the ground floor front elevation there is the unusual feature of a ships figurehead. Nos.2-6 is a terrace of red brick two storey houses with double height bays. Pilgrim's Lane was originally a short lane off Rosslyn Hill and the western end of the road shows this history with its fine late 18th and early 19th century houses; Nos.7, 9 and Rosslyn House (2a) are listed. Rosslyn House is the sole survivor of a terrace that ran down Rosslyn Hill”.*

- 4.8. The properties at No.5 and 5A are not referred to within the description of the character area. Also, neither of the properties are highlighted as a positive contributor on p.53 of the Conservation Area Statement

5 Pilgrim's Lane

Contribution of the existing building to the Conservation Area

- 4.9. As the building is within the Hampstead Conservation Area, it is important to assess the contribution of the existing building to the character and appearance of the Conservation Area. The contribution has been reviewed by using the checklist of questions set out in Table 1 of the *Historic England Advice Note 1 (Second Edition) - Conservation area Appraisal, Designation and Management*.

- There is no historic evidence to suggest that the building is the work of a particular architect at regional or local note.
- The building does not possess landmark quality.
- The existing building reflects the character of this section of the conservation area insofar as it is single dwelling house, constructed in brick, located within a section of the conservation area with no overarching consistency in terms of building age, or design.
- The existing building does not relate to adjacent heritage assets.
- The existing building does not contribute positively to the setting of adjacent heritage assets.
- The building does not contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings.
- The building is not associated with a designed landscape.
- The plot is a post war infill development, as such it does not illustrate the key phases of development of the Hampstead Conservation Area
- The building does not have historic associations with local people or past events.
- The building reflects the traditional functional character of the area insofar that it is a self-contained dwelling house.

- 4.10. The building has clearly been altered over time, notable extensions include:
- First floor extension to projecting garage - there is a direct contrast between the age and colour of the masonry from between ground to first floor; which appears to have originally been a single storey;

- A side projection at first floor cantilevered over side access to rear garden; and
- Rear extension, construction date unknown, however from a review of historic images displays that the structure has been present since at least 2002, however likely to be older and could be the structure shown on the 1964 drawings. This could have been built under permitted development provisions. A further detailed review would need to be undertaken of the council's archives to understand this further, although it is not critical to the assessment.

4.11. To conclude, the existing building reflects the character of this section of the conservation area only insofar as it is single dwelling house, constructed in brick, located within a section of the conservation area with no overarching consistency in terms of building age, or design. As such, we consider that the existing building makes at best a neutral contribution to the conservation area.

5. ASSESSMENT OF PROPOSED DEVELOPMENT

Introduction

- 5.1. The Site is in the Hampstead Conservation Area, widely recognised as an innovative and dynamic area within Camden for architecture. Of particular relevance is the recent layer of contemporary and experimental architectural language, this has created an exciting and established tier of innovative design within the area.
- 5.2. The existing building is not identified as a positive contributor to the conservation area within the CAS, following the assessment undertaken in section 4 the Building makes at best a neutral contribution to the Conservation Area. As a result, the building provides an unusual, yet interesting starting point to provide heritage benefits through the enhancement of the existing building, Pilgrim's Lane, and the Hampstead Conservation Area more generally.
- 5.3. As identified in earlier sections the building has been subject to a series of piecemeal extensions to the front, rear and side of the property, borne of a requirement to improve the property's internal arrangement. The extensions have been executed periodically and in isolation of each other, resulting in a series of low-quality elements that neither elevate the existing house functionally or aesthetically, nor its contribution to the character and appearance of the neighbourhood.



Design approach

5.4. Architects Pinzauer have proposed a design approach which largely focuses around reinterpreting the existing later additions to the building through a contemporary response. This has been achieved whilst carefully considering the form and scale of the two-storey host building and the imposing five-storey neighbouring property. The proposed alterations and extensions to the

property provide an appropriate update to this house to facilitate modern living, whilst respecting the original architectural features of the building and the character and appearance of Pilgrim's Lane.

- 5.5. The proposed works are for the reconfiguration of the later extensions to an existing semi-detached property. Part replacement, part refurbishment, the proposal seeks to unify the different historic extensions by finding a solution that is neither pastiche or overbearing to the character of the existing house, but which aims to make a positive contribution to the rich and eclectic streetscape. In keeping with its modest scale, the resultant form and fenestrations are proportionate to the internal arrangement of the building and the contemporary requirements of busy family life.
- 5.6. The proposal looks to improve on the quality of these extensions, by bringing a coherence and legibility to the additions, expressing them as a single element, complimentary in scale and articulation, but visually distinct from the existing house and adjoining neighbour. Through its openings, the proposal expresses an honesty to its interior configuration, suitably arranging the internal programming of the house to respond to its immediate outlook. Kitchen and dining spaces are positioned towards the rear garden, benefiting from a stronger connection to the garden and terrace. Whilst the front of the house is quieter coupling the streetscape with a home study and sitting room.

Assessment

- 5.7. The elements of the proposal are set out and assessed below against the relevant policy considerations. Where considered necessary, we have grouped the below bullet points together.
- Reconfiguration of existing two storey projection to front elevation (first floor non-original);
 - Reconfiguration of side projection at first floor cantilevered over side access to rear garden (non-original);
 - Reconfiguration of openings to side elevation (south elevation);
 - Replacement of existing ground floor rear extension (non-original) with a part one, part two storey extension;
 - Insertion of six additional rooflights; and
 - Alterations to landscaping and access arrangements

Reconfiguration of existing two storey projection to front façade (first floor non-original)

- 5.8. At ground floor level the internal garage is to be replaced with a study, externally this includes the removal of the garage door, and replacement with a three paned window. The fenestration has been designed to directly reference the existing bay window, in terms of size of opening and its proportion. The opening is simple in its appearance, so as to not compete with the original bay; this has been carefully considered by sitting flush with the wall, and avoiding any decorative detailing above the opening. This expression continues at first floor level. and also aligns with the proposed window directly below at ground floor.
- 5.9. The design and appearance of the new openings are entirely compatible with the architectural character to the front of the building, as a contemporary interpretation, and will enhance the character and appearance of the building.
- 5.10. Accordingly, we consider that the proposed reconfiguration of existing two storey projection to front façade accords with guidance in CPG where relevant, and complies with policies D1 and D2 of the Local Plan, and DH1 and DH2 of the Neighbourhood Plan.

Reconfiguration of side projection at first floor cantilevered over side access to rear garden (non-original);

Reconfiguration of openings to side elevation (south elevation);

- 5.11. The proposal includes reconfiguring of openings to both the side projection at first floor, and the side elevation, these are both a direct result of the internal remodelling of the property. However, the external manifestations to the side projection have been designed so as to provide a clear continuation of the contemporary narrative to the reconfiguration of the historic extensions.
- 5.12. Firstly, looking at the side projection, internally the proposed development includes the removal of the street facing window, the opening will be bricked up providing a much simpler approach to the layers of fenestration as read from the street scene. The proposed does not include the undertaking of any structural alterations where the existing extension, and the neighbouring property adjoins. There will be no impact on the adjacent Grade II* Listed building.

- 5.13. Similar to the front extension the treatment to the southern façade provides a contemporary response to the internal remodelling. Externally this is visible through the removal of the cluttered façade, and replacement with two window openings.
- 5.14. The side elevation is very intimate section of the property, the design of which has no bearing on either the character and appearance of the conservation area to the front, nor rear of the property. There are also no impacts on neighbouring amenity.

Replacement of existing ground floor rear extension (non-original) with a part one, part two storey extension;

- 5.15. As noted earlier in this statement, the existing single storey rear extension is a later addition and has been carried out poorly (see image below), using bricks that do not match the host elevation.
- 5.16. Accordingly, we do not consider the existing extension to be a feature that contributes positively to the architectural character of the host building, nor to the wider conservation area.



- 5.17. Following removal of the extension, a replacement rear extension is proposed that represents a high quality design through its simple tectonic and slender contemporary appearance. This references the existing building's proportions and structure whilst, through the inclusion of larger windows, admitting more natural light and creating a stronger connection between the ground floor and rear garden.
- 5.18. The proposed rear extension seeks to enhance the existing accommodation and provide a more meaningful relation with its immediate garden. The

resulting form is the natural expression of this improvement. The articulation in scale between the single and the two-storey volume re-frames the garden and defines a new outdoor space that complements the internal spaces, softening the boundary between landscape and building.

- 5.19. The extension has a clear and coherent material expression, using fair faced brickwork to complement and respect the architectural features of the existing building
- 5.20. As outlined in the Section 2 - *Planning History* there is a history of large scale modern reconfiguration on Pilgrim's Lane to both ground and first floor levels, which contribute to the character and appearance of the Conservation Area.
- 5.21. We consider that the rear extension respects and follows the rhythm of existing rear extensions within the locale. The extension will enhance both the character and appearance of the existing building, as well as views from neighbouring properties to the rear of the Building. The extension represents a continuation of the high quality, confident architectural design that can be seen at other properties within the same conservation area.
- 5.22. As such, it finds support in the Council's detailed CPG, and complies fully with policies D1 and D2 of the local plan, and DH1 and DH2 of the Neighbourhood plan.

Insertion of six additional rooflights

- 5.23. Six rooflights are proposed; three to the flat section of the mansard roof, one to the flat section of the existing side extension, and two are located on the flat section of the proposed extensions to the rear. The rooflights will provide additional internal daylight to areas of the top floor, they are considered appropriate and discrete within the roofscape and are modest in size.
- 5.24. Accordingly, we consider that the proposed minor adjustments at roof level are appropriate to the building and conservation area, accord with guidance in CPG where relevant, and comply with policies D1 and D2 of the Local Plan.

Alterations to landscaping and access arrangements

- 5.25. The proposal includes minor alterations to both front and rear landscaping, and stepped access to the Building

5.26. The proposal reconfigures the front landscaping by providing a more generous and useful entrance space whilst retaining the existing vegetation that shelters and gives character to the existing house. The space for car parking is rationalised while the bins and random utilities are removed from the front and placed in a new and discreet brick enclosure by the main entrance steps to ensure a less cluttered and better-defined entrance sequence. The side passage is simplified to address the topography and provide a more appropriate access to the rear garden.

6. CONCLUSION

- 6.1. The proposed works result in a high-quality development that respects the local context and character of the streetscene as well as preserving and enhancing the historic environment, specifically the setting of the Hampstead Conservation Area. We therefore consider the proposals to comply with the Camden Planning Guidance, and to accord with Local Plan policies D1 and D2, Neighbourhood Plan policies DH1 and DH2, and the relevant provisions set out in Section 16 of the NPPF.

- 6.2. As the proposals comply with the development plan, will preserve the character and appearance of the conservation area and represent high quality development, we respectfully request that planning permission be granted.