



DESIGN, ACCESS & HERITAGE STATEMENT

June 2021

*5 Pilgrim's Lane,
London, NW3 1SJ*

1.0 Introduction

- 1.1 This Planning, Design, Access & Heritage Statement has been prepared by Drawing and Planning on behalf of the applicant Ms Alison J. Baker, in support of this Householder Planning application at 5 Pilgrim's Lane, London, NW3 1SJ.
- 1.2 The proposal would see the: *“Installation of multi-pane timber framed window to ground floor front elevation in association with conversion of garage to habitable space, conversion of rear window into door, installation of glazed lean-to canopy to side elevation, installation of timber garden shed, 2 x air-conditioning units within enclosure, front canopy, 3x roof lights to rear extension and bi-fold metal gates to front boundary. Associated hard and soft landscaping works.*
- 1.3 The purpose of this statement is to clearly set out and consider all the relevant planning considerations for the proposed development. The statement will set out the national and local planning policies which are relevant to the application and provide an assessment of how the proposed development accords with those policy requirements.
- 1.4 This statement should be read in conjunction with the following accompanying documents:
 - Completed application form;
 - Site location plan;
 - Architect’s drawings;
 - Daikin Stylish Brochure and
 - Noise report by Clement Acoustics



Fig. 1: Site Location Map

2.0 The Application Site

Site Context and Location

- 2.1 The Site hosts a two-storey semi-detached dwelling house, built c.1960 as an infill development together with adjoining No.5a on the southwest side of Pilgrim's Lane. Historic Ordnance Survey maps indicate that the Site historically provided a secondary access point for the Rosslyn Hill Chapel, from Pilgrim's Lane. Nos. 5 and 5A Pilgrim's Lane were constructed as a symmetrical pair.
- 2.2 The building is not statutorily or locally listed, but is located within the Hampstead Conservation Area. The existing building is not identified as a positive contributor to the conservation area within the CAS. As a result, the building can be considered to make a neutral contribution to the Conservation Area. The site is also located within the Hampstead Neighbourhood Plan area.
- 2.3 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 cantilevered over the side access to the rear garden, set back from the front façade. To the rear, the building has an existing full width single storey extension.
- 2.4 Pilgrim's Lane comprises a rich mixture of architectural styles, there is considerable variety in design, colour palette and historic interest. There are a number of listed buildings within proximity to application site. These include No. 1 - 3 Lloyds bank which is a Grade II* listed, situated immediately south of the application site. No. 38 Pilgrim's Lane - Rosslyn House is Grade II listed & located adjacent to the application site (south east).

Relevant Planning History

- 2.5 There are two planning applications registered on the Council's online planning records, which are listed as follows:
 - **Ref. 2020/4635/P** Erection of a part single/two storey rear extension, following the demolition of the existing single storey rear addition, increase in height of the parapet wall of the existing two storey extension to the front elevation, installation of bin stores with associated façade/fenestration alterations to the front, and rear elevations, installation of rooflights and alterations to the hard landscaping arrangement to the front and rear elevations. **Withdrawn 22/12/2020**
 - **Ref. TP/28340/C/7432** The erection of a pair of semi-detached houses, 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 **Granted 19/08/19 54**

5A Pilgrim's Lane

- **Ref. PW9703056R2** Erection of an entrance porch, new double gates for vehicular entrance and boundary railings **Granted 06/03/98**
- **Ref. 2006/2857/P** 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 **Granted 11/08/06**

3.0 The Proposed Development

3.1 The proposed development is for the following:

- *Installation of multi-pane timber window at ground floor in association with the conversion of garage to habitable space;*
- *Conversion of rear windows into door;*
- *2 x air-conditioning units within enclosures to side passage,*
- *Lean-to glazed canopy to side elevation;*
- *Installation of front canopy;*
- *3x roof lights to rear extension and*
- *Installation of garden shed;*
- *Bi-fold metal gates to front boundary*
- *Associated hard and soft landscaping works*

4.0 Planning Policy Context

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

Primary Legislation

4.2 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.

4.3 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 (NPPF)

4.4 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.

4.5 The approach set out in Section 16 is based on the applicant providing a description of the significance of any heritage assets (para 189). Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 190). Local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 192). Local planning authorities should give great weight to the asset's conservation (para 193).

- 4.6 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 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.
- 4.7 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'.*
- 4.8 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

5.0 Local Planning Policy Context

- 5.1 The Statutory Development Plan for the site comprises the following Development Plan Documents:
- London Plan (2021);
 - Camden Local Plan (2017);
 - Hampstead Neighbourhood Plan (2018-2033)
- 5.2 The Development Plan documents and policies relevant to the application are as follows:

Camden Local Plan (2017)

- A1 Managing the Impact of Development
- D1 Design
- D2 Heritage

Hampstead Neighbourhood Development Plan 2018

- Policy DH1 Design
- Policy DH2 Conservation Areas and Listed Buildings

Supplementary Guidance - Camden Planning Guidance (CPG)

- Amenity - January 2021
- Design - January 2021
- Home improvements - January 2021
- Transport - January 2021

- Trees CPG – March 2019
- Biodiversity CPG – March 2018

Hampstead Conservation Area statement PDF (2001)

6.0 Design and Heritage

- 6.1 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.
- 6.2 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) & Management Strategies. New development should take advantage of opportunities to enhance the Conservation Areas.
- 6.3 The *Design* CPG (2021) states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. The *Home Improvements* CPG (2021) is also directly relevant and requires alteration to properties to respect existing character and context. The relevant part 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.

Assessment of significance

- 6.4 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 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
- 6.5 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 and special interest.
- 6.6 There are a number of listed buildings within proximity to application site. These include No. 1 - 3 Lloyds bank which is a Grade II* listed and situated immediately south of the application site. No. 38 Pilgrim's Lane - Rosslyn House is Grade II listed and located adjacent to the application site (south east).
- 6.7 The special character of the Conservation Area comprises a range of factors and attributes. These are principally; its topography; the variety, value and variety of buildings; the street pattern and Hampstead's historical rural type character. The

Conservation Area stretches beyond the village itself to include South End Green, Frognaal and Rosslyn Hill. The Conservation Area Statement, divides Hampstead 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.

- 6.8 It is noted that 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. The building has been altered over time, including a first-floor extension to projecting garage which shows a contrast between the age and colour of the masonry from between ground to first floor. A side projection at first floor cantilevered over side access to rear garden and a rear extension.
- 6.9 The existing building reflects the character of this part 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. As such, we consider that the existing building makes a neutral contribution to the conservation area.

Assessment of proposals including comparison with application withdrawn in 2020

- 6.10 It is noted that application Ref. 2020/4635/P was withdrawn by the applicant on 22/12/2020 following feedback on the scheme from the case officer. The Local Planning Authority raised concern over the unacceptable impact of the proposed extensions and alterations to the character and appearance of the conservation area, neighbouring Grade II* listed building and impact to neighbouring residential amenity. This section of the report sets out the key revisions that have been made to the proposal and provides an assessment of the current proposals.

Alterations to the rear

- 6.11 The rear extensions have been removed from the proposal. The rear building line and elevation would therefore be retained as existing. The only alteration to the rear would be the installation of a set of aluminium framed double doors to match the style of the existing doors and the installation of three modest rooflights. To the side elevation a lightweight glazed lean-to canopy would be installed. This modest addition would not cause a loss of light or outlook to the neighbouring windows at No. 3 Pilgrim's Lane as it would be set back 3.7m from the rear building line. A modest timber garden shed would be installed to the rear garden to allow the storage of garden tools. This shed would retain the open character of the garden. The proposed air-conditioning units would be located to the rear /side of the property and therefore not be visible from the Pilgrim's Lane.

Façade/fenestration alterations to the front

- 6.12 The height of the non-original two storey front projection would be retained as existing; the first-floor window is now retained as existing and the new window at ground floor, proposed as part of the garage conversion, has been sensitively designed to match the existing fenestration of the main building in terms of material and glazing bar detail.

- 6.13 At ground floor level the garage is to be replaced with a window in association with the conversion of the internal space to a study. The garage door would be replaced with a three paned window to match the style of the main building. The fenestration has been designed to directly reference the existing bay window, in terms of opening size and material and is considered to be a clear heritage benefit. The opening is simple in its appearance, and would not compete with the original bay of the main house, see Figure 2 below - Proposed front elevation. The window would sit flush with the wall and there would be no decorative detailing above the opening. The first-floor window would be retained as existing.



Fig. 2: Proposed front elevation

- 6.14 A simple canopy would be installed above the front door. This feature would add visual interest and ornamentation to the elevation. The canopy is in keeping with the architectural style of the building. A set of bi-fold metal gates would be installed to the front boundary. These gates would have slender railings and be set below the existing brick piers. The gates would therefore be low in scale and in keeping with the character and traditional style of front boundaries on this road.

The landscaping to the proposed forecourt

- 6.15 The extent of hard-landscaping has been reduced from what was proposed under the withdrawn application Ref. 2020/4635/P. The alterations to the forecourt allow for the provision of a timber bin store. This enclosure would remove the unattractive wheelie bins from the street, see Fig. 3 below - Existing Front Elevation. The bins which can add visual clutter to the street would therefore be screened from public view. The proposal would retain the green verdant character of the front garden as the visible front section of landscaping would be retained and enhanced.



Fig. 3: Existing Front Elevation

- 6.16 It is important to highlight that the laying of hardstanding is permitted under Class F of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. Class F Development consisting of—the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such. The existing hardstanding would be replaced with a porous material which would reduce water-runoff and be permitted development.
- 6.17 Prior to the submission of the application in 2020, the applicant removed two trees to the front garden. It is not clear if the trunk diameters were more than 75mm measured at 1.5m from ground level, however the current application seeks to provide additional planting to the front garden to mitigate the loss of these trees.
- 6.18 As such, the proposed alterations are considered to comply with the Council’s detailed CPG, and with policies D1 and D2 of the local plan, and DH1 and DH2 of the Neighbourhood plan.

Residential Amenity

- 6.19 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. The Camden Planning Guidance on Amenity provides more detailed guidance on how the Council will consider amenity impact and sets out the Councils noise criteria for external plant equipment.
- 6.20 A noise survey has been conducted by Clements Acoustics for the proposed air-conditioning units. This report has conducted a background noise survey in order to determine an appropriate noise emission criterion, in accordance with the noise criteria adopted by the London Borough of Camden. The report demonstrates that the amenity of residential receptors would be adequately protected with the mitigation measures outlined in the report.

6.21 The alterations to the main house are minor in scale. The proposed canopy to the side elevation would have no impact to the neighbouring occupier at No. 3 Pilgrim's Lane in terms of loss of light, see Appendix 2 for photo of rear / side elevation. The amenity of neighbouring occupiers would not be adversely impacted from the development.

8.0 Sustainability (cooling hierarchy)

8.1 It is understood that Camden requires any active cooling measures to be justified in relation to policy CC2 which states that all development should adopt measures to reduce the impact of urban and dwelling overheating. This includes the application of the cooling hierarchy. The cooling hierarchy includes:

- Minimise internal heat generation through energy efficient design;
- Reduce the amount of heat entering a building in summer through orientation,
- Shading, albedo, fenestration, insulation and green roofs and walls;
- Manage the heat within the building through exposed internal thermal mass and high ceilings;
- Passive ventilation;
- Mechanical ventilation; and
- Active cooling

8.2 The site is an existing building within a conservation area and therefore minimising heat generation through steps further up the hierarchy are not feasible or practicable. Other passive forms of ventilation have been explored and are listed below:

- Heating & cooling ceiling systems - **ventilation combined with active cooling system**
- Purge ventilation - **Acoustically treated extractor fans only for habitable rooms**
- MVHR and Radial Ducting - Increased extract and supply rated of warm or cool air - **Not applicable as this would involve major internal works at the property**
- Ground to air subsoil exchanger - **non applicable**
- Compressor chiller and enthalpy - **non applicable**
- Chilled water coil - **non applicable**

Passive Ventilation Applicable in the property

- Small Inlet, Big Outlet – Opening the windows to create vacuum effect, which will increase the speed of the air flowing in the room
- Openings at Diagonal Opposites – The windows can be open front and rear which will allow cross ventilation of the house.
- Roof vents – Openable rooflight located in the roof – to allow the hot air to escape.

8.3 The use of a hybrid methods (active and passive) to provide ventilation is considered acceptable due to the constraints of the existing building. The air-conditioning units will only be used during very hot weather in the peak of summer. The units will be Daikin which are one of the most energy efficient units on the market. Please refer to page 11 of the Stylish Brochure which set out the energy efficiency data for proposed A/C 35A units.

9.0 Conclusion

- 9.1 The NPPF sets out a presumption in favour of sustainable development. Paragraph 11 states that proposals which accord with the development plan should be approved without delay and that where plans are absent, out of date, silent or indeterminate, applications should be approved unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.
- 9.2 We consider that the proposed alterations are acceptable for the reasons set out below:
1. The proposal seeks to address the previous concerns raised by the Council in respect of heritage harm and residential amenity impact.
 2. The current proposal has been significantly scaled back and there are now no rear extensions proposed. The only alteration to the rear and side elevations would be the installation of a set of aluminium framed double doors to match the style of the existing doors, three rooflights to the rear extension and a modest glazed canopy to the side elevation.
 3. The garage door would be replaced with a three paned window to match the style of the main building. The fenestration has been designed to directly reference the existing bay window, in terms of opening size, materials and is considered to be a clear heritage benefit.
 4. The bi-fold metal front gates to the front boundary would be level with the existing brick piers would be in keeping with the character of boundary treatments on Pilgrims Lane.
 5. The minor alterations to the main house would not cause impacts to neighbouring residential amenity. The proposed air-conditioning units are supported by a noise report produced by Clements Acoustics which concludes that the units would comply with Camden's noise criteria subject to mitigation.
 6. The use of air-conditioning units (active cooling) is the only practical measure that can be adopted at the site as the building is within a conservation area which prevents other passive measures further up the energy hierarchy being implemented.
- 9.3 We consider that the proposed alterations would enhance the appearance of the building and protect neighbouring residential amenity and we seek the support of the Local Planning Authority for this planning application.
- 9.4 For the above reasons, when taken as a whole, the proposal is considered to represent sustainable development as defined within the NPPF and should be granted planning permission.

Appendices



Appendix 1. Front elevation



Appendix 2. Rear / side elevation