

W I L L I A M T O Z E R
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PLANNING STATEMENT:
Full Planning Application – Rev A

Re: replacement and enlargement of existing rear extension, and construction of new rear lower-ground floor extension to mid-terrace property (apartment over raised and lower ground floor)

Prepared for: Anne and Stuart Webb

Site Address: 58 Pilgrim's Lane, London, NW3 1SS

Date: October 2021

Planning Statement

Application Details

Applicant: Anne and Stuart Webb

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Hampstead conservation area

Project: Refurbishment and extensions to existing property to ground and lower ground floors

Site Address: 58 Pilgrim's Lane, NW3 1SS.

1.0 Preface

1.1 This document sets out the proposed works at no.58 Pilgrim's Lane NW3 1SS, which entails the upgrading of an existing closet wing and extension of the lower ground floor level at the rear of the property. The property has been with the owners for close to 20 years and is now in need of refurbishment and upgrading to both the internal layout and external appearance, to improve thermal performance, address building fabric repairs and ensure the property is viable for the owners over the coming decades.

1.2 The property has an existing extension to the rear of the original closet wing, to lower and raised ground floors. The upper storey of this is an incongruous timber-framed conservatory structure in need of replacement to improve thermal performance and usability of the space. The proposed works include the remodelling of this non-original part of the property with a modest extension of the existing closet wing, removing the existing conservatory-style extension and replacing with a sympathetic contemporary addition. This remodelling work will include the reconfiguration of existing brick shed structures to the rear of the closet wing, to provide additional sanitary accommodation on the lower ground floor.

1.3 The existing downstairs bedroom within the main house will also be extended to the rear side-return. This Victorian mid-terrace house is within the Hampstead Conservation area within the borough of Camden, is not listed, and sits on a terrace with substantial variation to the rear elevation, as well as several prominent examples of contemporary architecture both to the front and rear elevations.

2.0 Design, Scale, Character and Appearance of proposed development

2.1 The proposed works will open up the internal spaces providing a more practical layout with improved connections to the garden to the rear of the property. Natural light will be maximised to greatly enhance the accommodation in the centre of the plan. The existing ground floor closet wing currently provides limited space for the kitchen and informal dining area within a conservatory-style extension. This will be demolished and the footprint of the closet wing moderately extended in width to create a more functional space and significantly upgrade its thermal properties, providing improved kitchen, dining and storage space as well as considerably improving the thermal performance of the property as a whole.

2.2 The existing addition to the closet wing at lower ground / garden level will be re-built to resolve issues with the existing building fabric, and to align with the proposed extension to the raised ground floor above, providing improved bedroom accommodation to this level as well as additional sanitary facilities on the same floor for improved accessibility.

2.3 The existing bedroom within the main house to the rear lower ground floor level will also be extended to improve internal conditions – a modest single-storey addition to the side return of the terrace – allowing for additional storage and circulation. A large roof light with translucent privacy glazing will be set into the roof of this addition maximising natural light to the bedroom below. Access to the roof of this single-storey extension is proposed from the rear of the main raised ground floor level (dining room), providing a small balcony with traditional black-painted steel railings to match the ironwork at the front of the property.

2.4 Externally the appearance of the closet wing has been carefully considered to ensure the design is sympathetic to, and in keeping with, the existing house, whilst providing the necessary modern upgrades. Key to the proposed alterations is the replacement of the conservatory-style extension at the ground floor level. This will be replaced with a more permanent structure that will greatly improve internal thermal conditions and provide a more aesthetically appropriate addition. Taking precedent from the existing, the proposed structure will be finished in brick with a hipped pitched roof. At lower ground floor the red brick will be retained to match the existing. New windows to the lower ground floor extension will be in keeping with the existing white painted timber sashes, with the windows proposed to the raised ground floor of the new addition being frameless / black metal slimline frames, to ensure the detailing is subordinate to the host property and not compete with the existing detailing.



Fig.01 (above) existing external view from garden

2.5 The alterations to the closet wing will have minimal visual implications but will provide a long lasting addition to the property that is in keeping with the existing character of the area. Although modern in approach the proposed works to the upper ground floor display a sympathy to the existing property in relation to material palette, scale and proportions to ensure the integrity of the property is not challenged but celebrated. The proposals to the lower ground floor are detailed to complement the existing, and the use of black-painted metalwork to the staircase and balustrading references the existing and original detailing to the entrance and light well to the front of the property. The existing party wall between no.56 & 58 will be retained.

2.6 A new oriel window is proposed to provide natural light to the kitchen. This is partially concealed behind the return of the extended closet wing, and set well back from the opposite boundary to ensure that the visual appearance of the rear elevation is limited, and the impact on neighbour's amenity minimised (note that there is extensive existing glazing to the side elevation of the existing raised ground floor closet wing, which is to be reduced in area).

2.7 The external stair that provides access to the ground floor kitchen/dining space will be replaced with a black-paint steel staircase more in keeping with the style of the property and metalwork to the front of the house. A black ironwork balustrade will be added to provide safety to the new proposed terrace over the extended lower ground floor bedroom which is in keeping with examples further along the terrace.

2.8 The front elevation of the property will not be affected by the proposed works in this application, aside from minor excavation to the front light well for additional storage.

2.9 Along the street there have been numerous alterations and extension that form the context of this application. Recently a similar rear extension to the upper ground floor has been approved at No. 62 Pilgrim's Lane, with roof terrace.

3.0 Access

Access to the front of the property will remain unaltered. Access to the rear of the property will be improved with new doors to the lower ground study providing access to the rear of the house and the new external staircase proposed to the front of the dwelling.

4.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies including CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies ;CPG1 (Camden Planning Guidance) and the Hampstead Conservation Area statement.

5.0 Conclusion

The scale, appearance and proportions of the proposed works have been designed to maximise internal space and natural light and to upgrade tired and outdated elements of the property. The scheme has been developed in regards to the historical context of the terrace and wider conservation area and proposes a high quality design that is a sympathetic re-invention of the existing. We believe the proposal will positively contribute the character of the property without detriment to the neighbouring properties. For these reasons we believe the application should be granted consent.



Fig.03 (above) existing photographs of closet wing conservatory extension, including view out towards No. 60.