



DESIGN, ACCESS & HERITAGE STATEMENT

June 2022

*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 alterations proposed to the front elevation of the family dwelling, to include the placement of a new canopy structure over the main entrance door.
- 1.3 The proposed canopy would be set in behind the front wing projection over the main entrance, providing cover against the elements. The canopy is proposed to be finished in timber, supporting a white painted finish, to match the window detailing and existing door surround, to be retained as part of this proposal.
- 1.4 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.
- 1.5 This statement should be read in conjunction with the following accompanying documents:
 - Completed application form;
 - Site location plan;
 - Architect's drawings;



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 various planning applications registered on the Council's online planning records, which are listed as follows:
- **Ref. 2021/3160/P** External alterations including the installation of timber framed window to ground floor front elevation associated with the conversion of garage to habitable space, replacement of the rear window with new door, installation of glazed lean-to canopy to side elevation and installation of timber garden sheds to the rear. **Granted 12/04/2022**
 - **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**

3.0 The Proposed Development

3.1 The proposed development is for the following:

- *Installation of a new canopy over the main entrance door to the front elevation*

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

Hampstead Conservation Area statement PDF (2001)

6.0 Design Considerations and Heritage

6.1 38(6) of the Planning Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material consideration indicates otherwise. This section therefore assesses the proposal against the development plan policies outlined above and examines relevant material considerations where appropriate. The assessment draws upon the suite of application documents listed at Section 1 of this statement. The main planning considerations are considered to be:

- Design and impacts to heritage; and
- Impacts to amenity.

Design

6.2 Policy D1 of the Local Plan states that the Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

6.3 Policy D1 goes on to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 6.4 Camden's Design CPG sets out that the Council is committed to excellence in design and schemes should consider:
- The context of a development and its surrounding area;
 - The design of the building itself;
 - The use and function of buildings;
 - Using good quality sustainable materials;
 - Creating well connected public spaces and good quality public realm;
 - Opportunities for promoting health and well-being;
 - Opportunities for improving the character and quality of an area.
- 6.5 In relation to heritage, the Design CPG notes that:
- Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.
 - The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.
 - Our conservation area statements; appraisals and management plans contain further information and guidance on all the conservation areas.
 - The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making.
 - Historic buildings can and should address sustainability and accessibility.
 - Heritage assets play an important role in the health and wellbeing of communities.
- 6.6 In relation to Canopies, the Design CPG states that:
- A Canopy, is a decorative structure providing a sheltered walk to the entrance of a building.
- 6.7 Whilst the host building is not statutorily or locally listed, the property is however, located within the Hampstead Conservation Area. Despite its location, 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.
- 6.8 The site is however, also located within the Hampstead Neighbourhood Plan area. As such, impacts to heritage are therefore a consideration.
- 6.9 As noted, the proposal is for external alterations including the installation of a canopy above the main entrance at ground floor level.
- 6.10 The proposed canopy would be set in behind the front wing projection over the main entrance, providing cover against the elements. The canopy is proposed to be finished in timber, supporting a white painted finish, to match the window detailing and existing door surround, to be retained as part of this proposal. The canopy will provide much needed shelter for anyone entering the building and will assist in identifying the main entrance to the building.
- 6.11 The proposal will be finished in a white paint finish to match the existing window frames and main entrance door surround on the front elevation, and will enhance and upgrade the appearance of the building and will also enhance the appearance of the streetscene.

- 6.12 No other alterations are proposed to the front elevation. The existing door surround would be retained without alteration, as it represents an existing character feature of the host dwelling.
- 6.13 The proposed works represent a modest addition to the host dwelling that is proposed as an additional amenity to the existing property. The setting of the Hampstead Conservation Area and nearby listed buildings will therefore be preserved.
- 6.14 Overall, the proposals will enhance the appearance of the existing building through the provision of an intervention that will modernise and simplify the aesthetic of the front façade. The proposal is minor in scale and is considered to preserve the setting of the Hampstead Conservation Area and nearby listed buildings. The proposal incorporates a high-quality design, in accordance with policies D1 and Camden's Planning Guidance.

Impacts to amenity

- 6.15 Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity.
- 6.16 Policy A1(e) of the Local Plan seeks to ensure that outlook from neighbouring properties, is considered as a factor. This development has therefore been designed to ensure that the canopy as proposed, will not harm the continued outlook from either neighbouring property.
- 6.17 Protecting amenity is a key part of successfully managing Camden's growth and ensuring its benefits are properly harnessed. The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.
- 6.18 As set out in the report, the noise emitted by the proposed condenser units and ventilation unit has been calculated from the manufacturers' data. The total combined noise level at the nearest noise-sensitive receptor is calculated to be 46dB(A).
- 6.19 With regards to the visual privacy and outlook, the Local Plan advises that a development's impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers. The Council will expect that these elements are considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours. This proposal has considered this Policy requirement as is considered to be compliant.
- 6.20 The proposed Canopy is therefore not expected to result in any unacceptable impacts, in accordance with policies A1 of the Local Plan.
- 6.21 The proposed Canopy over the main entrance door, is limited in size and scale and does not directly project beyond the front most elevation of the host dwelling, as it is set behind the front wing projection of this residential property. Due to the somewhat hidden nature of the canopy, it is not anticipated that the canopy will result in any unacceptable

impact on the character of the host building, particularly as the area surrounding the site is largely characterised by a wide variety of styles of buildings with no uniform theme prevailing.

- 6.22 It is not considered that the proposals will result in any unacceptable harm to the amenity of nearby occupiers through design or loss of outlook, in accordance with policy A1 of the Local Plan.
- 6.23 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.
- 6.23 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 parts of the CPGs have been carefully considered as part of this 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.
- 6.24 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.
- 6.25 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).
- 6.26 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, Frognal and Rosslyn Hill. The Conservation Area Statement, divides Hampstead has 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.
- 6.27 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.

- 6.28 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.
- 6.29 This application, proposes alterations to the existing family dwelling, to include the installation of a canopy over the main entrance door, to the front elevation of the host dwelling. See Fig. 3 below - Existing Front Elevation.



Fig. 3: Existing Front Elevation

- 6.30 In summary, it is not considered that the proposals will result in any unacceptable harm to the Heritage asset, set within the Hampstead Conservation Area, or to the amenity of nearby Lloyds Bank (Listed Grade II*) nor to the Listed Rosslyn House at No. 38 Pilgrim's Lane, in accordance with policy D2 – Heritage, of the Local Plan.

7.0 Conclusion

- 7.1 This application is for external alterations to the existing building including the installation of an entrance canopy above the main entrance at ground floor level at 5 Pilgrim's Lane, London, NW3 1SJ.
- 7.2 This statement demonstrates that the proposal is in accordance with the material policies in the development plan. The proposal enhances the appearance of the building, thereby preserving the character and appearance of the Hampstead Conservation Area and nearby listed buildings. The proposal does not result in any harmful impacts to amenity, through either outlook or overlooking.

Benefits of the proposal

- 7.3 The proposal enhances the appearance of the building through the installation of a contemporary, high quality new entrance canopy, to be finished in white painted timber. Furthermore, the works are expected to rejuvenate the appearance of the front façade, thereby enhancing the quality of the facilities provided on the site.
- 7.4 It is therefore requested that planning permission is granted for the proposals, without delay.