

# 18 Perrin's Lane – 2022/4828/P & 2022/4829/L



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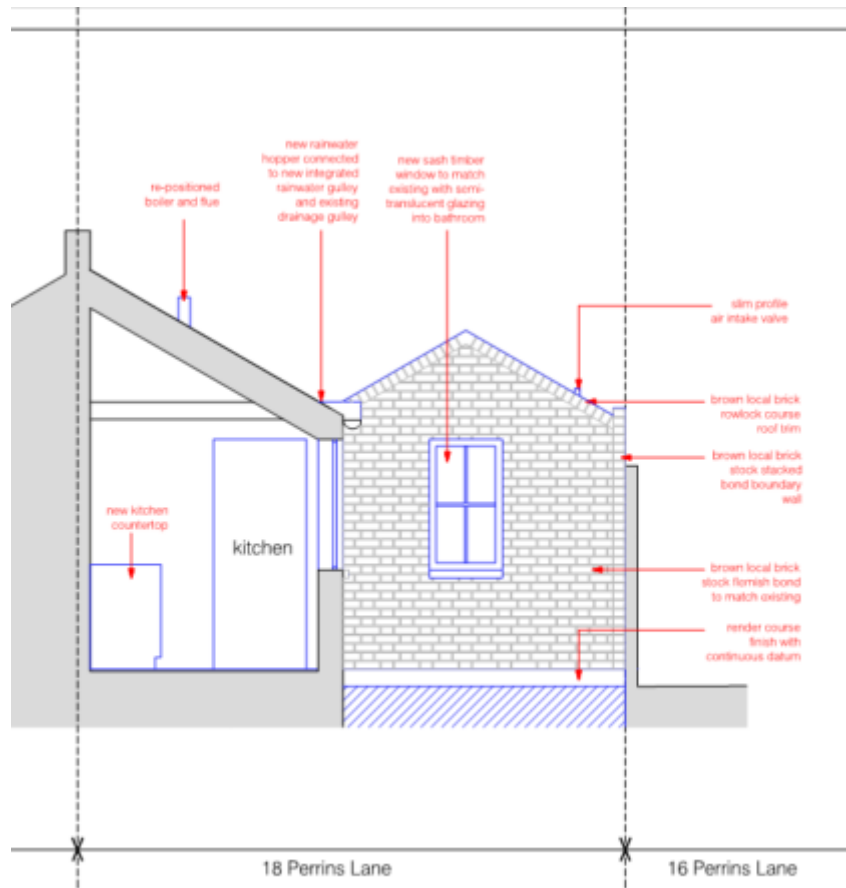
1. Front elevation



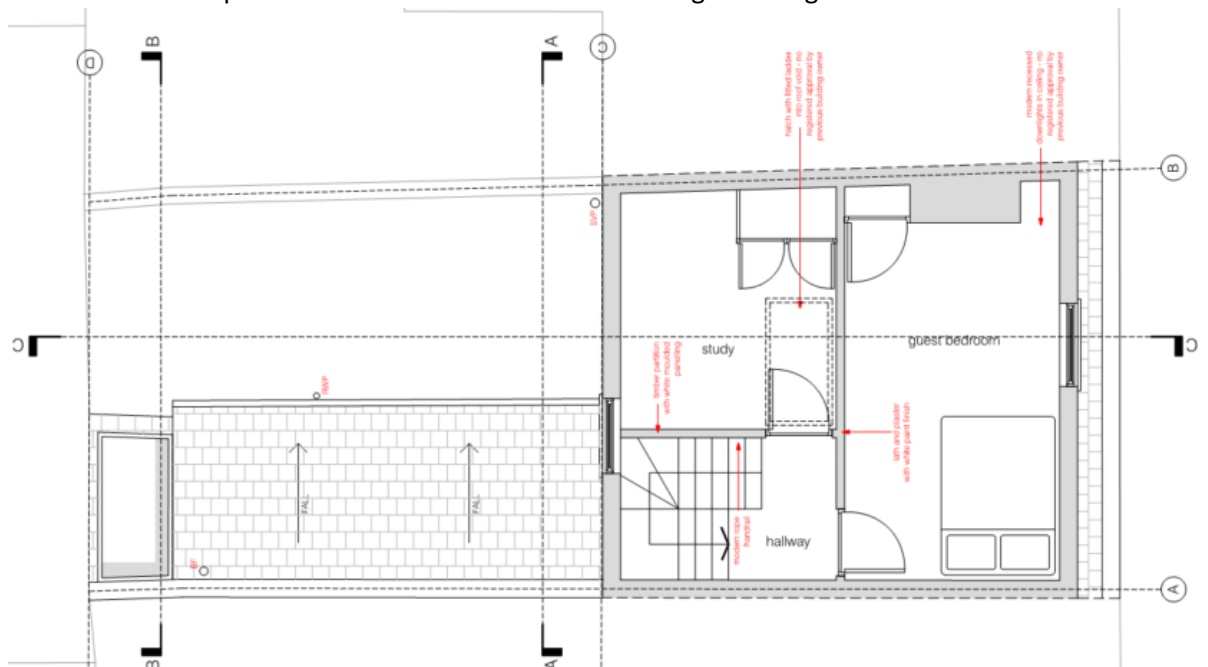
2. View of rear elevation and existing rear projection, boundary with no 16 to the left.



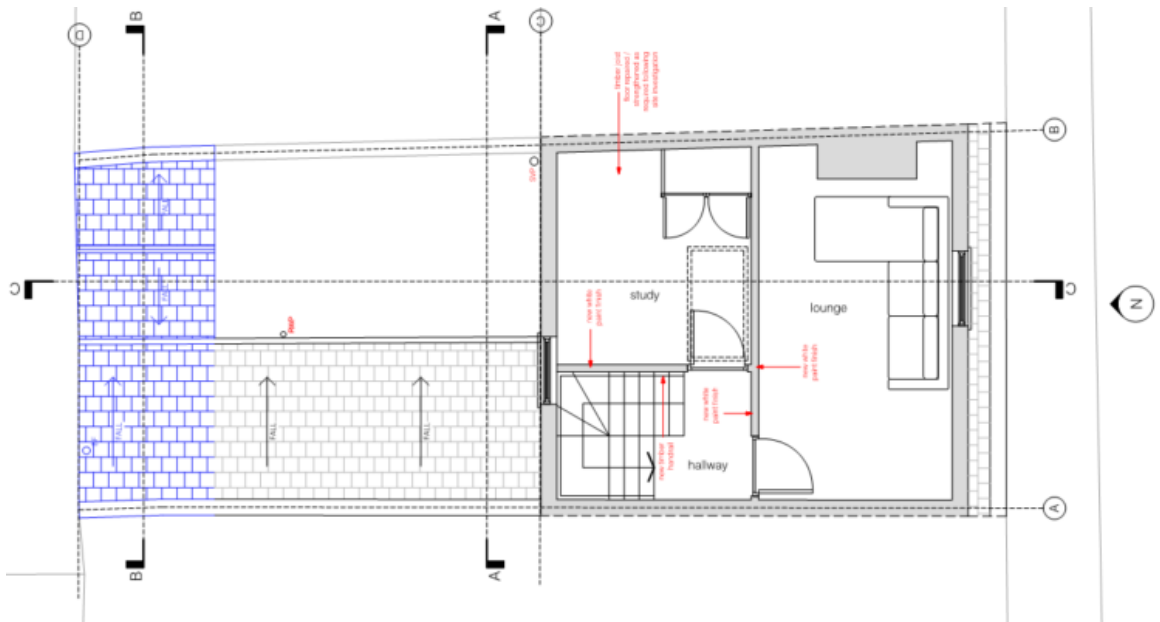
3. View of the rear garden towards no 7 Perrin's Court and existing rear projection



4. Proposed rear extension and section through existing extension



5. Existing ground floor plan



6. Proposed Ground floor plan



7. Photo of existing joists and lighting



8. Photo of existing rope handrail

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>29/12/2022</b>
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>11/12/2022</b>
<b>Officer</b>				<b>Application Numbers</b>	
Edward Hodgson				i) 2022/4828/P ii) 2022/4829/L	
<b>Application Address</b>				<b>Drawing Numbers</b>	
18 Perrin's Lane London NW3 1QY				<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
<p>i) Retention of existing single storey extension and erection of new ground floor rear extension and replacement of windows at rear ground floor.</p> <p>ii) Retention of existing single storey extension and erection of new ground floor rear extension with internal modifications to accommodate new bathroom, pantry space and new sash windows. Internal cosmetic redecoration and maintenance to ground, first and second floor.</p>					
<b>Recommendation:</b>		<p>i) Grant conditional planning permission</p> <p>ii) Grant conditional listed building consent</p>			
<b>Application Type:</b>		<p>i) Householder Permission</p> <p>ii) Listed Building Consent</p>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Site notices were displayed near to the site on the 11/11/2022 (consultation end date 05/12/2022).</p> <p>The development was also advertised in the local press on the 17/11/2022 (consultation end date 11/12/2022).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>	<p>3 letters of objection were received by residents at 16 Perrins Lane and 4 Langham Place, summarised as follows:</p> <ul style="list-style-type: none"> <li>• The rear extension is conflicts with the listing of the building and the application site is the last remaining intact example of the listed terrace</li> <li>• The extension will be higher than the party wall with no. 16 and will cause amenity concerns</li> <li>• Overdevelopment and loss of garden amenity space</li> </ul> <p><i>Officer's Response:</i></p> <ul style="list-style-type: none"> <li>• <i>The building has been extended previously with single storey non-original rear extensions. The proposal would not harm the significance of the listed building. Please refer to section 3 (design and heritage)</i></li> <li>• <i>The proposal would only project by 0.5m above the boundary wall. Please refer to section 4 (amenity) The proposal would maintain a substantial amount of rear garden. Please refer to section 3 and 4 of the report.</i></li> </ul>			
<b>Hampstead CAAC and Neighbourhood Forum:</b>	The Hampstead CAAC and Neighbourhood Forum were consulted as part of this application; however, no responses were received.			



## Site Description

The application site a Grade II listed two storey terraced property in use as a single dwellinghouse (Class C3). It has an existing rear projection which is non-original. The site is within a Grade II listed terrace (nos. 14-26 Perrin's Lane) constructed in the early nineteenth century with brick and timber sash windows.

The application site is located within the Hampstead conservation area to which it makes a positive contribution and the Hampstead Neighbourhood Plan area.

## Relevant History

### Application site:

**2022/2265/P** - New Ground Floor rear extension and partial demolition of external brick wall and new sash windows and timber French doors to external courtyard. **Withdrawn - 07/10/2022**

**2022/2967/L** - New Ground Floor rear extension with internal modifications and partial demolition of external brick wall to accommodate new bathroom, pantry space and new sash windows and timber French doors to external courtyard. Internal cosmetic redecoration and maintenance to Ground, First and Second Floor. **Withdrawn - 07/10/2022**

**2006/2259/L** - Internal and external alterations to window and door openings of dwelling house. **Granted - 07/08/2006**

### Neighbouring sites:

#### 24 Perrin's Lane:

**2021/0688/P** - Erection of a single storey rear and side extension, alteration to the roof of ground floor rear extension and replacement of ground floor rear window with a door. **Granted - 30/11/2021**

**2021/1855/L** - Erection of a single storey rear and side extension, alteration to the roof of ground floor rear extension, replacement of ground floor rear window with a door and interior repair and refurbishment. **Granted - 30/11/2021**

#### 22 Perrin's Lane:

**2008/1182/P** - Erection of single storey rear extension to single-family dwellinghouse. **Granted - 28/04/2008**

**2008/1183/L** - Alterations in association with the erection of single storey rear extension to single-family dwellinghouse. **Granted - 28/04/2008**

#### 20 Perrin's Lane:

**2005/1383/P** - The erection of a single-storey rear extension at ground floor level, alterations to the fenestration on the side elevation of the existing single storey extension plus minor alterations to the existing dormer window. **Granted - 09/06/2005**

**2005/1385/L** - The erection of a single-storey rear extension at ground floor level, alterations to the fenestration on the side elevation of the existing single storey extension plus minor alterations to the existing dormer window. **Granted - 09/06/2005**

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Hampstead Neighbourhood Plan (2018)

- DH1 Design
- DH2 Conservation areas and listed buildings

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### Conservation Area Statements:

- Hampstead Conservation Area Appraisal and management strategy (2001)

## Assessment

### 1. Proposal

- 1.1. Planning permission is sought for the retention of existing single storey extension and erection of new single storey rear extension to create an L shaped structure and associated alterations.
- 1.2. The existing earlier extension measures approx. 5m in length, 3.9m in height, 2.2m eaves height and 2m in width. The later extension added to its rear measures approx. 1m in length with the same height and width.
- 1.3. The proposed extension would measure approx. 2m deep, 2.5m wide. It would have a dual pitched roof measuring approx. 2.4m at the boundary wall with neighbouring no. 16 and approx. 3m at the roof ridge. The extension would be located at the rear portion of the rear garden, set back from the principle rear elevation of the property by approx. 4.3m.
- 1.4. New timber sash double glazed windows are proposed on the later rear projection.
- 1.5. The internal works involve painting redecoration and maintenance at ground, first and second floor. Retrospective listed building consent is sought for the installation of the existing timber decorative and metal joists, a rope handrail on the staircase, and a loft hatch and associated ladder.
- 1.6. Revisions:

The existing spotlights recessed into the ceiling located at ground, first and second floors have been removed from the application. These have been installed unlawfully and an informative is attached to the decision notice 2022/4829/L stating that they must be removed within three months after the date of the decision, or an enforcement notice will be issued.

### 2. Considerations

2.1. The main issues to be considered are:

- Design and heritage
- Impact on neighbouring amenity

2.2. As the application site is situated within a Conservation Area and the building is Grade II listed, the following statutory provisions are relevant to the determination of these applications are Section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.3. Section 16 requires that in considering whether to grant listed building consent for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

2.4. Section 66 of the Act requires that in considering whether to grant planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

2.5. The NPPF terms listed buildings designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that “less-than-substantial harm” to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.

2.6. The significance of the listed building derives from its architectural design and materials, planform, evidential value as an early C19th cottage and its positive contribution to the character and appearance of the Hampstead Conservation Area.

### **3. Design and Heritage**

3.1. The Council’s design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy DH1 of the Hampstead Neighbourhood Plan states the development proposals should demonstrate how they respect and enhance the character and local context of the relevant character areas with sympathetic design, responding positively to the existing rhythm and scale, protect the amenity of neighbouring occupiers and protect views

3.2. Policy D2 ‘Heritage’ states that in order to maintain the character of Camden’s conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policy DH2 of the Hampstead Neighbourhood Plan states that proposals must give regard to the guidelines within the conservation area appraisals and enhance and protect original features that contribute to the conservation area.

3.3. The Hampstead Conservation Area Statement advises that rear extensions should be as unobtrusive as possible and not adversely impact the character of the building or conservation area and won’t be acceptable where they spoil a uniform rear elevation or unspoilt terrace.

3.4. The rear yard of the property appears to have been completely infilled with a structure in the late C19th which was demolished at some point in the mid C20th and replaced with the existing single storey

extension in the 1950s-1960s. This mid C20th extension was further extended (without listed building consent) to create the existing pantry. The extensions are single storey with a slate sloped roof and project along the boundary with no. 20 and the later infill has a large rooflight. The extensions are in keeping with the scale and design of other similar rear extensions along the terrace. As such the existing rear projections for which retrospective planning permission and listed building consent are sought, are not considered to have harmfully affected the significance of the heritage asset and its retention is considered acceptable.

- 3.5. The proposed new rear extension, would project from the later addition, located at the rear of the garden to create an 'L' shape structure. This would have a modest projection and a pitched roof which would seamlessly continue the existing sloped roof creating an interesting feature. Due to its scale, sufficient garden space would be retained, and it would appear as a modest addition to the host building, whilst considering it cumulatively with the other extensions. The existing and proposed extension would be consistent with other extensions approved along the listed terrace (as per planning history). They would appear as subordinate additions that would respond positively to the rhythm and mass of neighbouring rear developments. The proposed materials, namely bricks to match existing, timber sash windows and slate roof to match the existing are considered to be sympathetic and appropriate.
- 3.6. The property benefits from a modest garden and the proposal would further reduce this by only 5sqm. Gardens for part of the character of the area and along the terrace row these have been altered by extensions and small courtyards created. Given the existing established character along the terrace and the modest reduction, the proposal would still maintain an adequate amount of garden space.
- 3.7. As the later additions are not original, the proposal would not involve the loss of any historic or original fabric, which is supported.
- 3.8. The existing rear extension has two existing timber sash window openings. One is to be replaced by a timber sash double glazed window, and the other enlarged in length and a timber sash double glazed window installed. The installation of replacement timber sash windows are considered to be sympathetic additions that are appropriate to the character of the listed building and conservation area.
- 3.9. The proposed internal works involving the repairs to floors, redecoration and paint finishes and replacement of tiles, would be in keeping with the architectural significance and plan form of the listed building are not considered to harm its historic fabric. The previously installed loft hatch, ladder, rope handrail on the staircase and timber and metal joists are considered acceptable and do not harm the historic fabric of the building nor its significance.
- 3.10. Overall, the proposed development would generally preserve the character and appearance of the host building and not harm the special interest and significance of the listed building and its setting.

#### **4. Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy DH1 of the Hampstead Neighbourhood Plan states that development proposals should protect the amenity of neighbouring occupiers.
- 4.2. The existing rear projection backs onto an existing rear projection at neighbouring no. 20 and is thus not considered to adversely impact upon the neighbouring occupiers. On the shared boundary wall with no 7 Perrin's Court there is a mirror glass decorative window referencing

window opening which appears to have been infilled and does not appear to serve any occupiers at no 7 to the rear of the application site.

- 4.3. In relation to the impact on no 16, the proposed new extension would measure approx. 2.4m high at the boundary wall with no 16 which itself measures 1.9m high. Thus, the addition of 0.5m would not cause significant overshadowing nor would create a sense of enclosure at no. 16 and therefore considered acceptable.
- 4.4. The proposed extension would be set back from the rear elevations of nos. 18 and 16 by approx. 4.3m. The rear elevations are north facing. The proposal has a modest scale and height at the boundary wall. It is therefore considered that the rear windows and amenity space at no. 16 would not be adversely impacted by the proposal regarding loss of light, sense of enclosure or outlook.
- 4.5. It is considered that an acceptable amount of garden amenity space would be retained. The existing garden space measures approx. 14.6sqm and the remaining space would measure approx. 10.5sqm, being reduced by only 4sqm.
- 4.6. As such, the proposal would not adversely impact upon the amenity of adjoining occupiers and are thus in accordance with policies A1 of the Camden Local Plan and DH1 of the Hampstead Neighbourhood Plan.

## **5. Recommendation**

- 5.1. Grant conditional Planning Permission and Listed Building Consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23<sup>rd</sup> January 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/4828/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 16 January 2023

**Development Management**  
Regeneration and Planning  
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Harriott-Eyles Ltd.  
Oru Space  
20, 22 Lordship Lane  
London  
SE22 8HN

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Householder Application Granted**

Address:

**18 Perrin's Lane  
London  
NW3 1QY**

# DECISION

Proposal:

Retention of existing single storey extension and erection of new ground floor rear extension and replacement of windows at rear ground floor.

Drawing Nos: Site Location Plan A-001 P02, A-312 P02, A-310 PO2, A-311 PO2, A-300 PO2, A-301 PO2, A-302 PO2, A-200 PO2, A-210 PO2, A-211 PO2, A-113 PO2, A-120 PO2, A-110 PO2, A-111 PO2, A-112 PO2, A-102 PO2, A-103 PO2, A-100 PO2, A-002 PO2, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan A-001 P02, A-312 P02, A-310 PO2, A-311 PO2, A-300 PO2, A-301 PO2, A-302 PO2, A-200 PO2, A-210 PO2, A-211 PO2, A-113 PO2, A-120 PO2, A-110 PO2, A-111 PO2, A-112 PO2, A-102 PO2, A-103 PO2, A-100 PO2, A-002 PO2, Design and Access Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**



Application ref: 2022/4829/L  
Contact: Edward Hodgson  
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Date: 19 January 2023

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[www.camden.gov.uk](http://www.camden.gov.uk)

Harriott-Eyles Ltd.  
Oru Space  
20, 22 Lordship Lane  
London  
SE22 8HN

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**18 Perrin's Lane**  
**London**  
**NW3 1QY**

# DECISION

Proposal:

Retention of existing single storey extension and erection of new ground floor rear extension with internal modifications to accommodate new bathroom, pantry space and new sash windows. Internal cosmetic redecoration and maintenance to ground, first and second floor.

Drawing Nos: Site Location Plan A-001 PO2, A-312 PO2, A-310 PO2, A-311 PO2, A-300 PO2, A-301 PO2, A-302 PO2, A-200 PO2, A-210 PO2, A-211 PO2, A-113 PO2, A-120 PO2, A-110 PO2, A-111 PO2, A-112 PO2, A-102 PO2, A-103 PO2, A-100 PO2, A-002 PO2, Design and Access Statement, Heritage Statement

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Site Location Plan A-001 PO2, A-312 PO2, A-310 PO2, A-311 PO2, A-300 PO2, A-301 PO2, A-302 PO2, A-200 PO2, A-210 PO2, A-211 PO2, A-113 PO2, A-120 PO2, A-110 PO2, A-111 PO2, A-112 PO2, A-102 PO2, A-103 PO2, A-100 PO2, A-002 PO2, Design and Access Statement, Heritage Statement

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Please be advised that unless the spotlights are removed within three months from the date of this decision an enforcement notice will be issued.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer