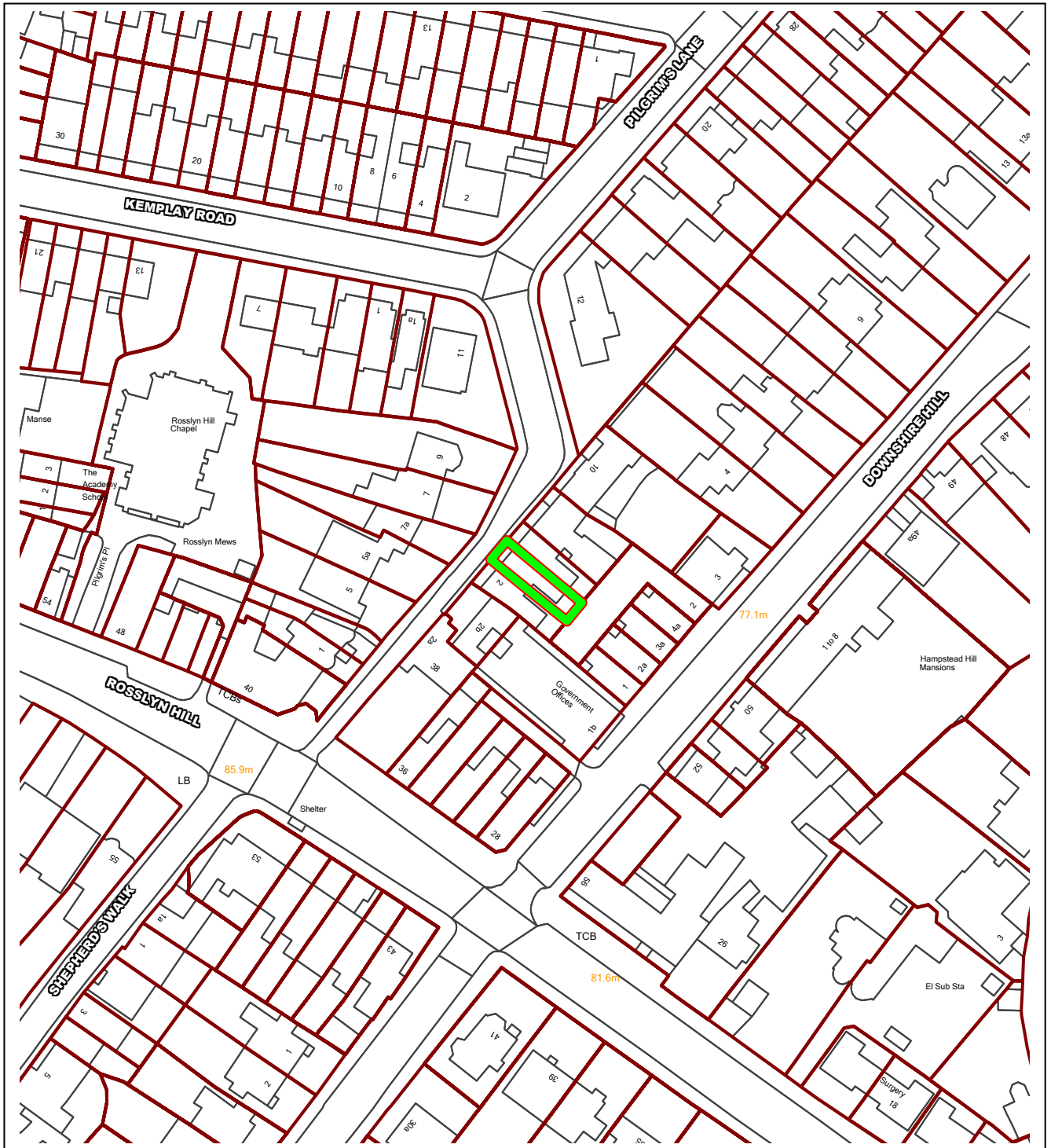
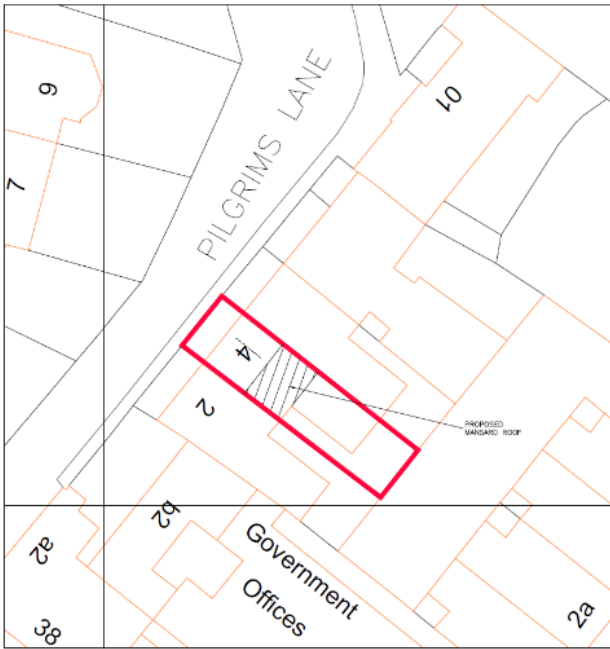


# 2025/1049/P

4 Pilgrim's Lane, NW3 1SL



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Above: Block Plan



Front elevation



Google earth images which show the existing roof junction (valley) related to the proposed roof



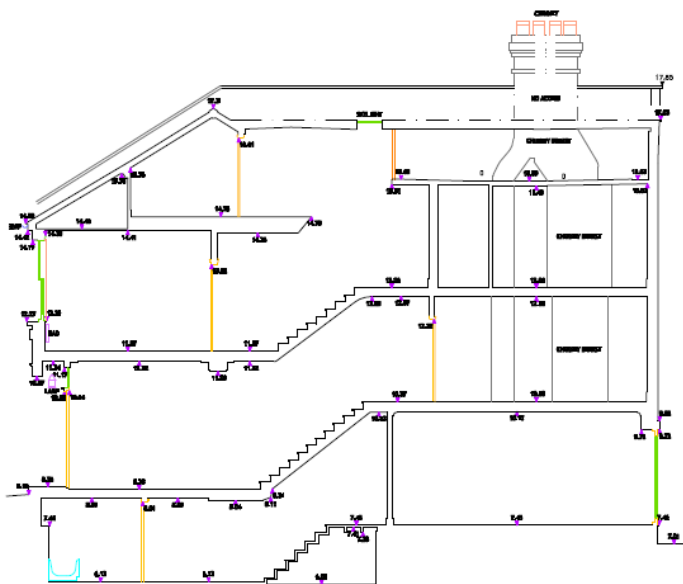




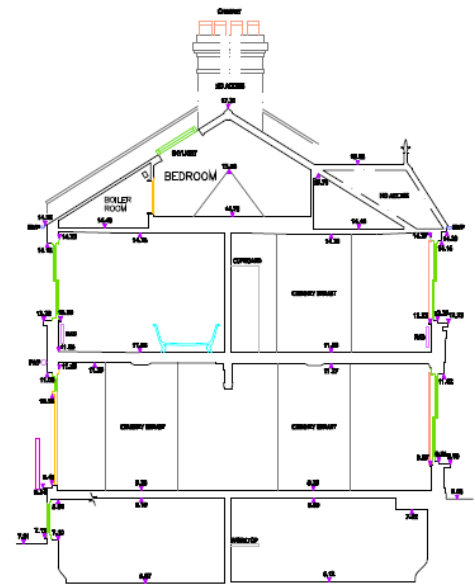
Rear Elevation



Rear Elevation – gable end



SECTION A-A



SECTION B-B

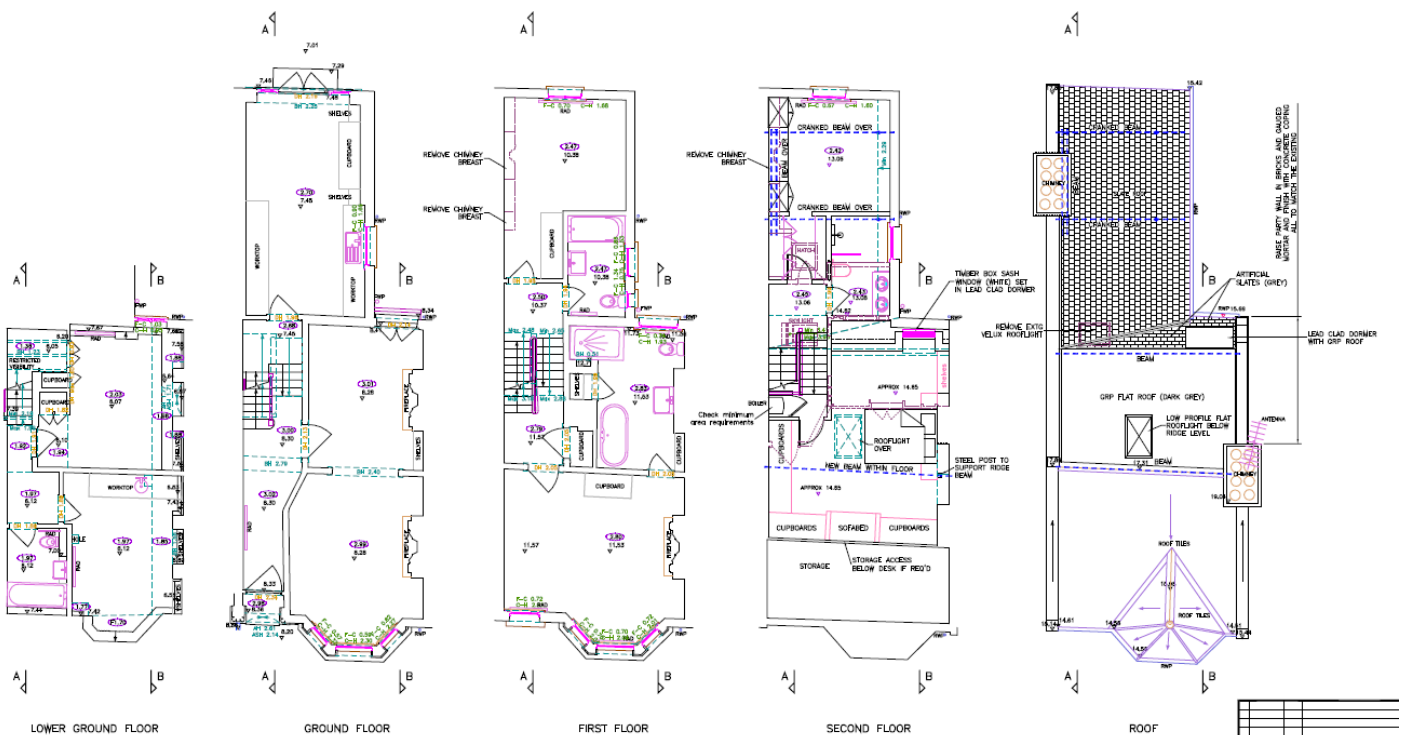
REAR ELEVATION

FOR LOCATION OF

Existing Section Elevation

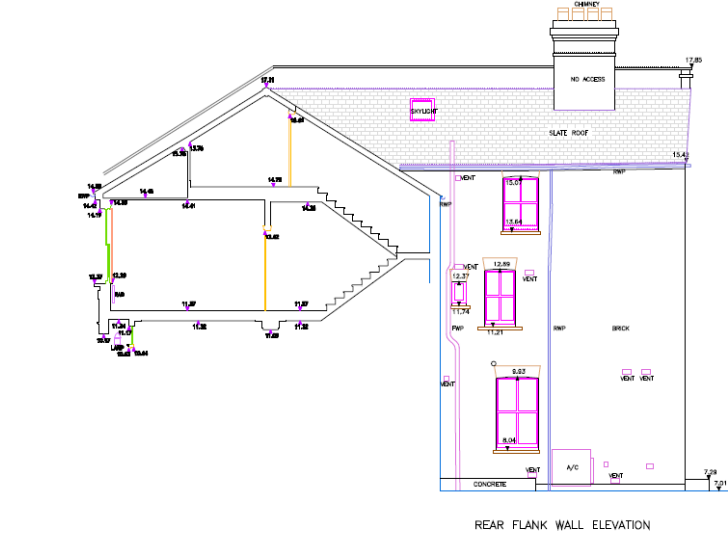
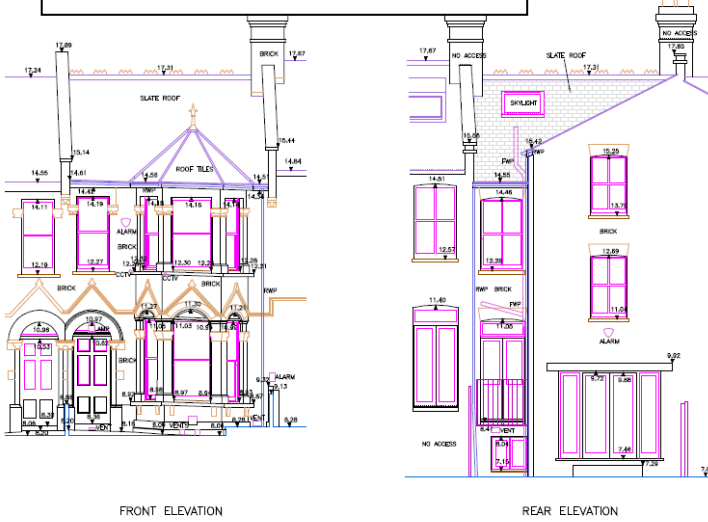


Existing Floor and Roof plan

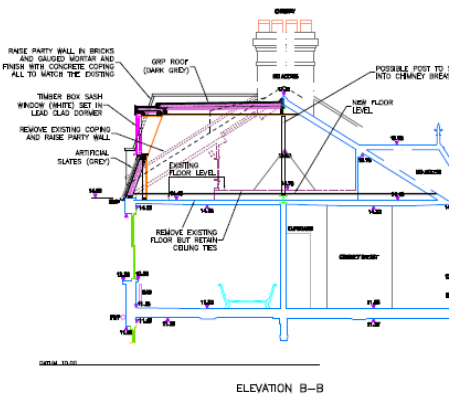
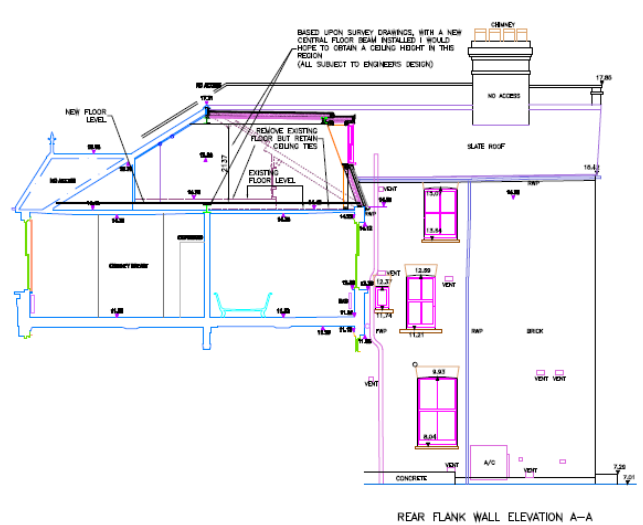
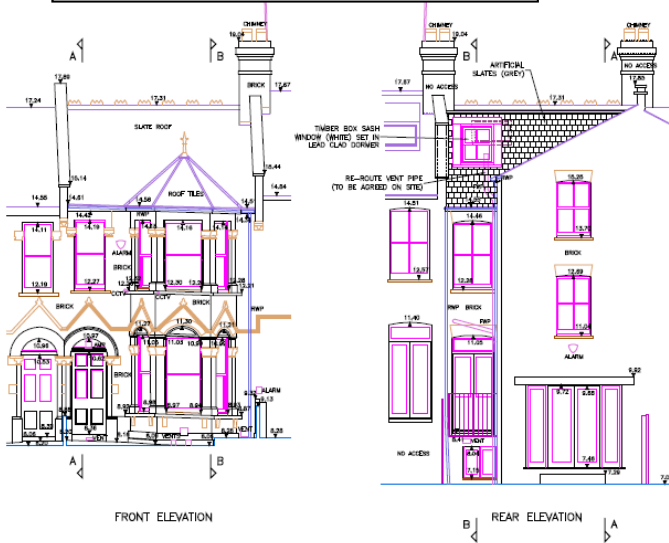


Proposed Floor and Roof plan

## Existing Elevations/ sections



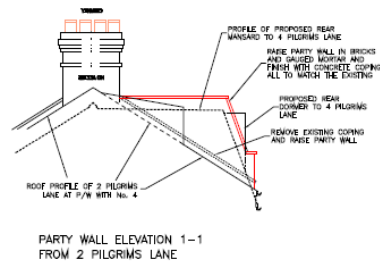
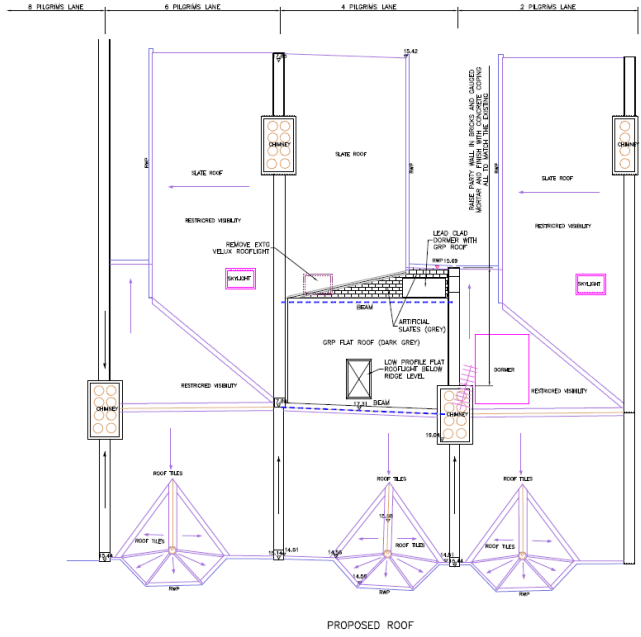
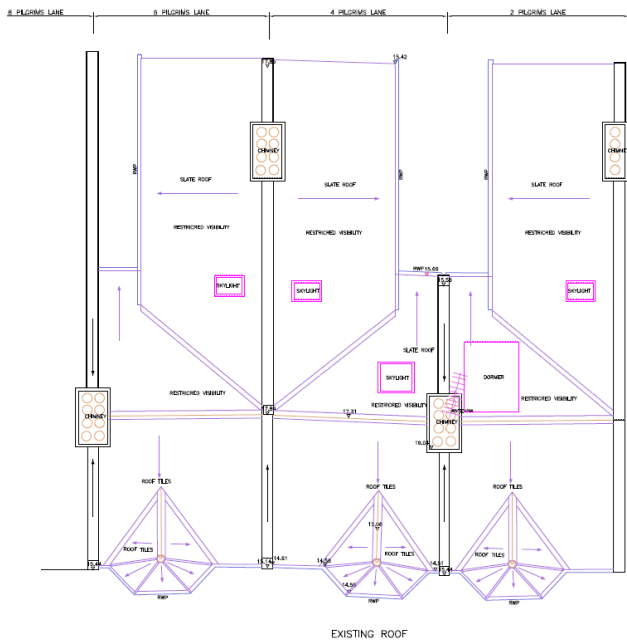
## Proposed Elevations/sections



FOR LOCATION OF ELEVATIONS  
A-A & B-B REFER TO DRG  
No. 4814/5

0 1 2 3 4 5m  
SCALE 1:500 at A1  
1:1000 at A3

CCDS	
CONSTRUCTION & BUILDINGS DESIGN LTD	
job title	PROPOSED ELEVATIONS GENERAL ARRANGEMENT
job no.	4814
drawing no.	6
date	1/10/20



Copyright Construction & Consulting Design Services	
<b>CCDS</b>	
CONSTRUCTION & CONSULTING DESIGN SERVICES	
Job title 4 PILGRIMS LANE LONDON NW3 1SL	
Drawing title ADDITIONAL REAR ELEVATION EXISTING AND PROPOSED	
Job no. 4814	Drawing no. 7

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>13/05/2025</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>20/04/2025</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Adam Afford			2025/1049/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
4 Pilgrim's Lane London NW3 1SL			See Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of roof extension to the rear roof slope.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	The application notified neighbours regarding the proposal by site notice from 21/03/2025 to 20/04/2025, and a press advert from 27/03/2025 to 26/04/2025 as well as being published online during public consultation. No responses have been received.					
Hamstead Conservation Area Advisory Committee (HCAAC)	A letter of objection from HCAAC was received on 22/04/2025 and is summarised as follows: <i>The drawings lack context, such as neighbouring houses, particularly no.2 right adjacent.</i>					
	<i>In terms of design the current proposal would create asymmetry and irregularity of roof form complicating the roofscape of the group of terrace buildings. The proposal does not preserve or enhance the conservation area. There is no existing precedent for the particular detail of the scheme, and one should not be set.</i>					
	Officer's response:					
	To address the point regarding drawings lacking context, further detailed amended drawings have now been submitted which show the site in relation to the other neighbouring buildings and wider surroundings.					
	In response to concerns regarding design, although the roof extension's design will break with the existing roofscapes unity and symmetry in terms of composition – the roof form creates irregularity – the alteration is minor and being to the rear is unseen from public vantage and in relation to the conservation area. In addition the row of terraces which includes the site make up a group of buildings, however this row of terraces No.'s 2-6 Pilgrim's Lane contains only 3 property's and therefore is too small a scale to create any significant character to the conservation area in terms of rows of unbroken terrace rear elevations which can accumulatively create a uniform settlement pattern and form which characterises the conservation area. This setting within the conservation area is not characterised by such uniform design, instead it is characterised by its variability and eclecticism of building form and scale. Therefore minor alterations that may create irregularity or asymmetry do not contradict an existing underlying uniformity and therefore do not create any harmful impact to the conservation area.					



<p><b>The Hampstead &amp; Heath Society</b></p>	<p>A letter of objection from The Heath and Hampstead Society was received on 20/04/2025 and is summarised as follows:</p> <p><i>The extension is too large in scale, and out of keeping with the original building and neighbouring properties, the extension will be bulky and incongruous and not characteristic of 19<sup>th</sup> C terraces, therefore being harmful to the conservation area. The proposed increase in height of the parapet is unacceptable in design terms due to its visual harm.</i></p> <p><i>The Hampstead Conservation area statement states that ‘Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched’. There is concern towards the approval of a roof extension creating a poor precedent within the conservation area.</i></p> <p><i>An amendment for a smaller dormer extension which retains the original roof line would be an acceptable solution.</i></p> <p>Officer’s response:</p> <p>The change of height to the parapet wall (approximately 1.2m) relates to the front of the wall only. This is considered to be minimal and will not create any visual harm to the conservation area. No additional harm is created to neighbouring amenity due to the increased height of the parapet wall.</p> <p>In regards to concerns that the roof extension will create a precedent for the whole conservation area, each application is assessed on its own merits. In addition each part of the conservation area are assessed given their own idiosyncrasies, therefore a blanket precedent across the conservation area would not be set.</p> <p>The applicant doesn’t wish to make any further amendments regarding a dormer extension.</p>
<p><b>Hampstead Neighbourhood Forum</b></p>	<p>A letter of objection from Hampstead Neighbourhood Forum was received on 20/04/2025 and is summarised as follows:</p> <p><i>Their response is a duplicate of The Heath and Hampstead Society’s objection.</i></p> <p>Officer’s response:</p> <p>The officer’s response to the Hampstead Neighbourhood Forum is the same as The Heath and Hampstead Society, given the content of both their objections is identical.</p>
<p><b>Site Description</b></p>	
<p>The site is on the south eastern side of Pilgrim’s Lane and consists of a two storey mid terrace dwelling.</p> <p>The site consists of 1 of 3 properties which make up a row of terraces No. 2 – 6, sited within Hampstead Conservation Area and is identified with the terrace row as making a positive contribution to the character and appearance of the Sub area three – Willoughby Road/Downshire Hill part of the conservation area.</p>	

## Relevant History

None relevant

## Relevant policies

**National Planning Policy Framework (2024)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage

**Camden Planning Guidance (2021)**

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

**Hampstead Conservation Area Statement (2002)**

**Hampstead Neighbourhood Plan 2025-2040**

- DH1 Design
- DH2 Conservation areas and Listed buildings
- NE1 Supporting Biodiversity

**Draft Camden Local Plan**

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

## 1. Proposal

- Planning permission is sought for a roof extension to the rear pitched roof slope of a mid terrace dwelling.
- The applicant wishes to build out the rear roof slope to a more vertical form to increase space in the roof.
- The extension would increase the height of the roof to approximately 2.5m, the roof in depth by approximately 4m, and the length by approximately 4.5m. The increase in roof space will amount to 13.56m<sup>3</sup>.
- In addition the application seeks to extend the height of an existing parapet wall (by approximately 1.2m) on the rear roof slope which forms a boundary with neighbour No.2. This increase in parapet wall height is needed in conjunction with the roof extensions increased height due to the wall forming the side elevation of the roof extension.

### 1.1 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity

## 2.0 Design & Heritage

- 2.0.1 Local Plan policy D1 as well as the Neighbourhood plans policy DC3 seeks to achieve high quality design in residential developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 of the Local plan and DC2 of the Neighbourhood Plan both seek to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.0.2 Policy D1 of the Local Plan states that good design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials. Similarly, Camden Planning Guidance (CPG) on Home Improvements states that a successful roof extension should consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.
- 2.0.3 While the proposed roof form is not typical of the conservation area and would not normally be encouraged, the site is unusual in that: the house is one of a terrace of just three, so there is no consistent roofscape to be disrupted; the house and its neighbour have very long full-height rear outriggers, facing each other across a narrow rear yard, so the visibility of the back of the main roof is extremely restricted; a modern mews terrace has been built in a backland plot filling the former back gardens separating the Pilgrim's Lane houses from those on Downshire Hill, meaning that there are extremely limited garden views.
- 2.0.4 These three facts mean that, while the form is atypical and is not one that would normally be considered acceptable in a conservation area, in this specific instance no harm to the conservation area can reasonably be ascribed to it.
- 2.0.5 Hampstead CAAC has objected on the grounds that the alteration will complicate the roofscape, is not in keeping with the CA and will alter perceptions of the roof from behind. For the reasons given above, the proposal would have an all-but-non-existent visual effect on the

CA, whose character at this location has already been significantly compromised by the addition of the terrace of backland mews houses.

- 2.0.6 The Heath & Hampstead Society has objected on similar grounds, saying that mansards are not a local feature and adding that the parapet wall will have to be altered in line with the new roof. This is not, however, a mansard, which would also be visible at the front of the house. It is a rear roof extension with extremely limited visibility. The alteration to the parapet wall will not affect the height of the ridge line, which would be visible from the front and would be unacceptable. The HHS expresses concern about precedent and has instead proposed a dormer. However, the lack of visibility described above is specific to this site and other, more visible sites, would be able to be treated differently.
- 2.0.7 The Hampstead Neighbourhood Forum has also objected on similar grounds. It cites HNF plan policy DH1, which refers to elements that are higher or larger than adjacent building elements and also refers to creating a precedent and proposes a dormer. However, here, the overall height will remain the same and, for the reasons outlined above, the almost complete lack of visibility of the site means that considerations that would normally apply do not in this instance.
- 2.0.8 The house and its neighbours have fishscale tiling in natural slate to the front elevation and a condition has been applied to ensure this be re-provided if the roof is re-covered.
- 2.0.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 2.0.10 The design proposed is considered acceptable and suitable for a rear roof extension, owing to the lack of public views of the rear roof slope. Overall, the proposal including rear parapet wall is not considered harmful to the character or appearance of the host building, or to the setting of the street of which it is part or the wider Hampstead Conservation 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 2020.

### **3.0 Neighbouring Amenity**

- 3.0.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors to be considered in relation to the impact on the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 3.0.2 In regards to overlooking the proposed roof extension's second floor rear window would be located approximately 11m from the non residential commercial units (Downshire Studios) which are to the rear (east), these units are single storey. Given the distance between the proposed window and the existing overlooking from rear windows at 1<sup>st</sup> floor there will be no additional degree of harm in terms of overlooking. The proposed roof extension by the nature of its development would not create any privacy loss to either adjoined neighbour No. 2 and No. 6 Pilgrim's lane.
- 3.0.3 The proposed roof extension by the nature of its development is not anticipated to have a material impact on the availability of daylight/sunlight to any neighbouring residential property.
- 3.0.4 Due to the pattern of development and the current typology of buildings in vicinity of the site, there are no nearby gardens or amenity that would be significantly affected by a direct privacy loss or a reduction in daylight. Overall, due to the existing pattern of development and the siting and design of the proposals, there is no significant harm identified in terms of overlooking, overshadowing or overbearing to neighbouring properties. There would therefore be no undue loss of amenity for any neighbouring occupiers.



3.0.5 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policy A1 of the Camden local plan.

#### **4.0 Biodiversity Net Gain (BNG) Requirements**

3.0.6 Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

#### **4.0 Recommendation**

4.0.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 1<sup>st</sup> September 2025, 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: 2025/1049/P  
Contact: Adam Afford  
Tel: 020 7974 7057  
Email: [Adam.Afford@camden.gov.uk](mailto:Adam.Afford@camden.gov.uk)  
Date: 27 August 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

3 Balliol Way  
Owlsmoor  
Sandhurst  
GU47 0UN  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**4 Pilgrim's Lane**  
**London**  
**NW3 1SL**

Proposal:  
Erection of roof extension to the rear roof slope.

# DECISION

Drawing Nos: Site Location Plan 4814 SL1, Block Plan 4, Proposed Floor Plans 4814 5, Proposed Elevations 4814 6, Design and Access Statement, Flood Risk Assessment, Flood Map, Energy Use, Sustainability and Biodiversity Gain

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 4814 SL1, Block Plan 4, Proposed Floor Plans 4814 5, Proposed Elevations 4814 6, Design and Access Statement, Flood Risk Assessment, Flood Map, Energy Use, Sustainability and Biodiversity Gain

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017, and DH1, DH2 and NE1 of the Hampstead Neighbourhood Plan 2025 - 2040.

- 4 The proposed rear roof extension in addition to the front elevation shall provide/retain fishscale tiling in natural slate. This should be re-provided if the roof is re-covered.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and DH1, DH2 and NE1 of the Hampstead Neighbourhood Plan 2025 - 2040.

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.

4 Biodiversity Net Gain (BNG) Informative (1/3):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

5 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).



6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

**DRAFT**

**DECISION**