

Leigh & Glennie Ltd

6 All Souls Road, Ascot, Berkshire, SL5 9EA

01344 297094 • mail@christianleigh.co.uk • www.christianleigh.co.uk

7a Pilgrim Lane, Hampstead, NW3 1SJ

Heritage and Planning Statement accompanying an application for landscaping works to existing driveway, repair to boundary wall and replacement trellis

September 2026

1. This brief Statement accompanies an application for alterations to the landscaping of the existing driveway, refuse store, and repairs to boundary wall with replacement trellis at the front of the above property. The property is not listed but lies within the Hampstead Conservation Area. The existence of an Article 4 Direction necessitates a planning application, as otherwise the works of landscaping to the driveway would be permitted development.
2. The application comprises the following:
 - OS location plan
 - Existing and proposed drawings:
 - 037_7a_EXISTING_SITE.01_260408
 - 037_7a_PROPOSED_SITE.01_rev.01.260408
 - 037_7a_EXISTING_PW.01_260907
 - 037_7a_PROPOSED_PW.02_260907
 - Design & Access Statement, September 2026
 - This Heritage and Planning Statement
3. There was originally a large house on the site of what is now No. 7a that was demolished in the post-War era and a new house erected in the 1950s, attached to the adjoining property of No. 7 (a listed building). It is understood the new house was remodelled in the 1970s and is in the form now seen on site.
4. The Hampstead Conservation Area is a heritage asset, covering a very large area of Hampstead. Pilgrim's Lane falls within the Willoughby Road/Downshire Hill sub area (as contained in the Council's Conservation Area Statement), with the changing character of the curving road described, including an observation that:

'Pilgrim's Lane was originally a short lane off Rosslyn Hill and the western end of the road shows this history with its fine late 18th and early 19th century houses; Nos. 7, 9 and Rosslyn House (2a) are listed. Rosslyn House is the sole survivor of a terrace that ran down Rosslyn Hill.'
5. The CAAS identifies the character of the Area as being a variety of spaces, high quality buildings, the relationships between areas including the urban centre of Hampstead and spacious outer areas. The significance of the Area as a heritage asset derives from the



wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.

6. The property of No. 7a is an unassuming property of modern design. It is of a general form and scale that is appropriate to the wider area and the attached listed building of No. 7. Planning permission was granted on 10 January 2025 for replacement garage doors, replacement ground floor clerestory windows to the rear elevation and addition of two rooflights (ref 2024/5142/P). Overall, the house can be seen to have a neutral effect on the Conservation Area.
7. The proposals in this application are to replace the existing asphalt driveway with new York stone pavers. No change is proposed to the access to the highway. The new materials for the driveway will be an improvement over the asphalt. The depth of construction will not be any greater than that which exists with the current asphalt, and that is shown in the cross-section of the surface. A retractable bollard will be installed. Trial pits have also shown no tree roots in the area. There will also be a small bin store in the corner of the driveway. The existing drainage arrangements are retained, which see a slight fall to drains within the site.
8. Further details of the scheme and materials to be used are shown on the drawings and the Design & Access Statement. The existing trellis on the party wall with 5 Pilgrims Lane is in need of replacement due to its condition, and this will be replaced with one of the same dimensions and general appearance. This boundary wall is also damaged in places, and the works will see repair and refurbishment of the wall.
9. This is a minor scheme that is appropriate to this modern house. There would be a positive effect on the significance of the Conservation Area as a heritage asset due to the replacement of the asphalt with York stone paving, and an improvement to the local area due to better surface water drainage. The alterations would not adversely affect the setting of the adjoining listed building. The works would be consistent with the NPPF, the Hampstead Conservation Area Statement, Policies D1 and D2 of the Local Plan, and the Design and the Home Improvements SPDs.