



Proposed family dwelling
4 Connaught Mews NW3 2NW

DESIGN, HERITAGE & ACCESS STATEMENT

I02/ 4 Connaught Mews_DHAS_PL0

I CONTENTS

1	Contents	2	5	Design		6	Appendix	
			5.0	Brief	20	6.0	Arboricultural Report Summary	37
2	Foreword		5.1	Initial Options Appraisal	20	6.1	Structure	39
2.1	Executive Summary	3	5.2	Building Form	22	6.2	Pre-application Response	41
3	Context		5.3	Scale & Height	24			
3.1	Introduction	4	5.4	Access	24			
3.2	Site & Environs	4	5.5	Overlooking	24			
3.3	Scale	4	5.6	Amenity Space	24			
3.4	Site History	5	5.7	Materials- Existing	25			
3.5	Adjacent Buildings	7	5.8	Materials- Extension	25			
3.6	Existing Building Materials	8	5.9	Overview of Proposal	26			
3.7	Overlooking	9	5.10	Pre-application Feedback	27			
3.8	Listed Building Proximity	10	5.11	Landscape	28			
3.9	Trees- Overview	11	5.12	Proposed Plans	30			
3.10	Access	12	5.13	Proposed Elevations	32			
3.11	Transport	13	5.14	Proposed Sections	34			
			5.15	Proposed Details- Extension	35			
			5.16	Proposed Details- Refurbishment	36			
4	Planning							
4.0	Planning History	14						
4.1	Conservation Area Appraisal	14						
4.2	Local Conservation Area	15						
4.3	Trees- Planning	16						
4.4	Planning Policy	16						
4.5	Precedents- Modern Recent Infill Dwellings	18						

2 FOREWORD

2.1 Executive Summary

This Design Heritage & Access report outlines details for the refurbishment and extension of an existing dwelling at 4 Connaught Mews London NW3 2PN

The report sets out the case for the extension of the single bedroom house into a family dwelling with additional bedroom and living accommodation, working carefully within the constraints of the site context and its adjacencies.

It also sets out an understanding for the specific character of the setting within the Hampstead Conservation Area. Proposals have been developed in careful consideration of this assessment and seek to preserve and enhance the existing setting.

This document has been prepared by Jonathan Dawes, Architect

3 CONTEXT

3.1 INTRODUCTION

4 Connaught Mews is a standalone single storey brick-built detached dwelling situated in a secluded mews to the rear of 21-23 Pond Street.

3.2 SITE AND ENVIRONS

4 Connaught Mews forms part of an informal setting of buildings to the rear of a brick and rendered range of buildings facing Pond Street. 2-3 Connaught Mews features 2 No. semi-detached modernist style three-storey villas that were built in the early 2000s.

Hidden behind a range of buildings facing Pond street, Connaught Mews is a pan handle plot reached via a narrow covered passage beneath 21 Pond Street, which opens out into a tree filled rear courtyard beyond.

The setting also includes a number of mature trees including a Cedar, Monterey pines and Cypress trees to the rear of the site.

3.3 SCALE

Much smaller in scale than its neighbours, the single storey building is surrounded by 4+ storey buildings facing Pond Street and also 3 storey semi-detached villas at 1-3 Connaught Mews. See aerial photos below.



Fig.1- Building Scale

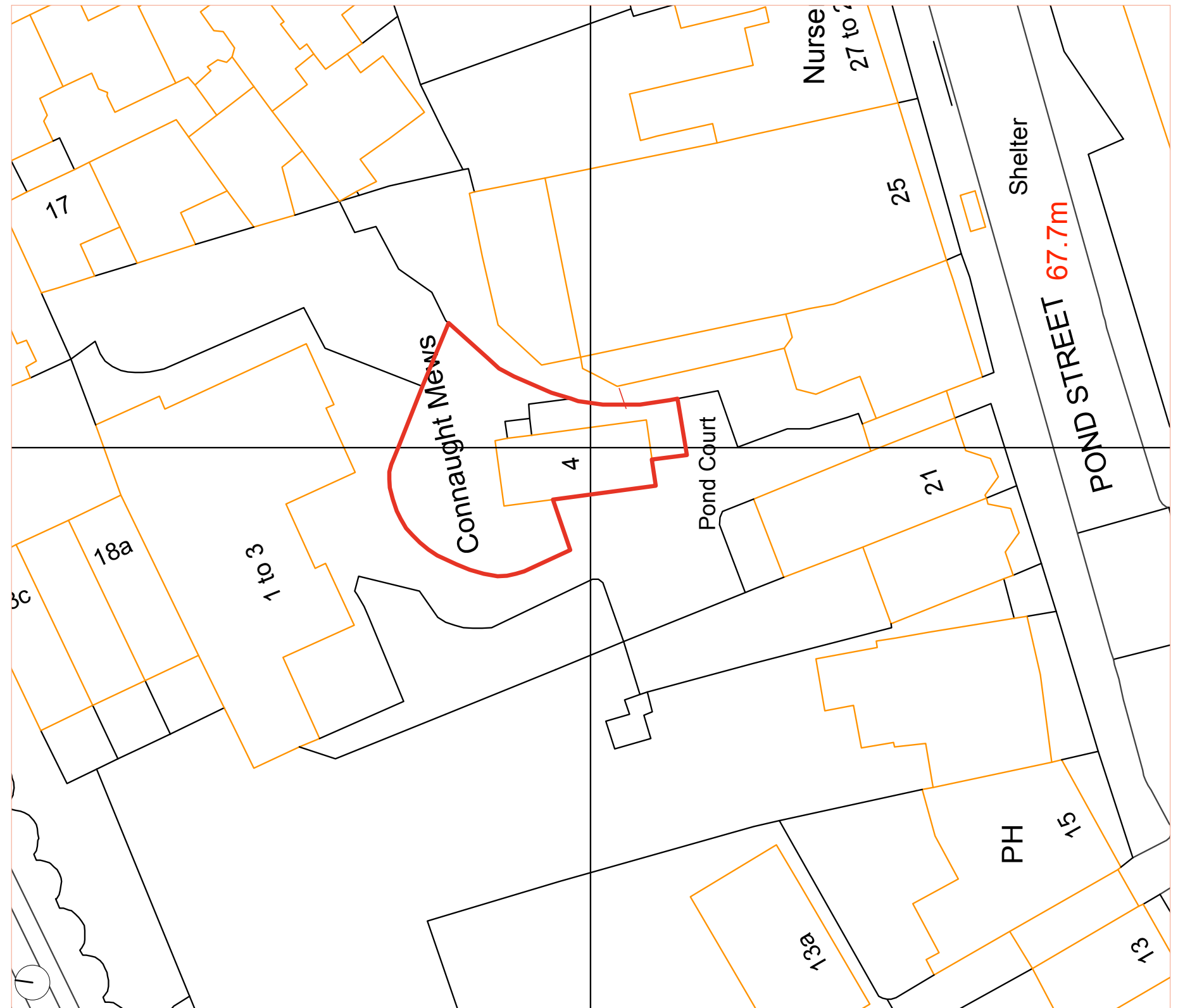


Fig.2 Location Plan- Connaught Mews NW3 2NW

3 CONTEXT

3.4 SITE HISTORY

Historical Maps document the origin and evolution of the site over the last 160 years.

1866

Some stables, cottages and coach houses along Pond Street were already present in the mid 1850s.

1893

Some smaller less significant outbuildings were formed to the rear of 23 Pond Street but the land to the rear of Pond Street was still open

1933

By this point the outbuilding as we know it is evident, alongside a further outbuilding of similar scale connected to the south. There is also a further small-scale building within the same grounds to the north East.

PRESENT DAY

The building appears to have remained largely unchanged until south outbuilding was demolished as part of works carried out in the forming of 1-3 Connaught Mews c. 2003. It is likely that a small side extension was also formed to 4 Connaught Mews at this stage.

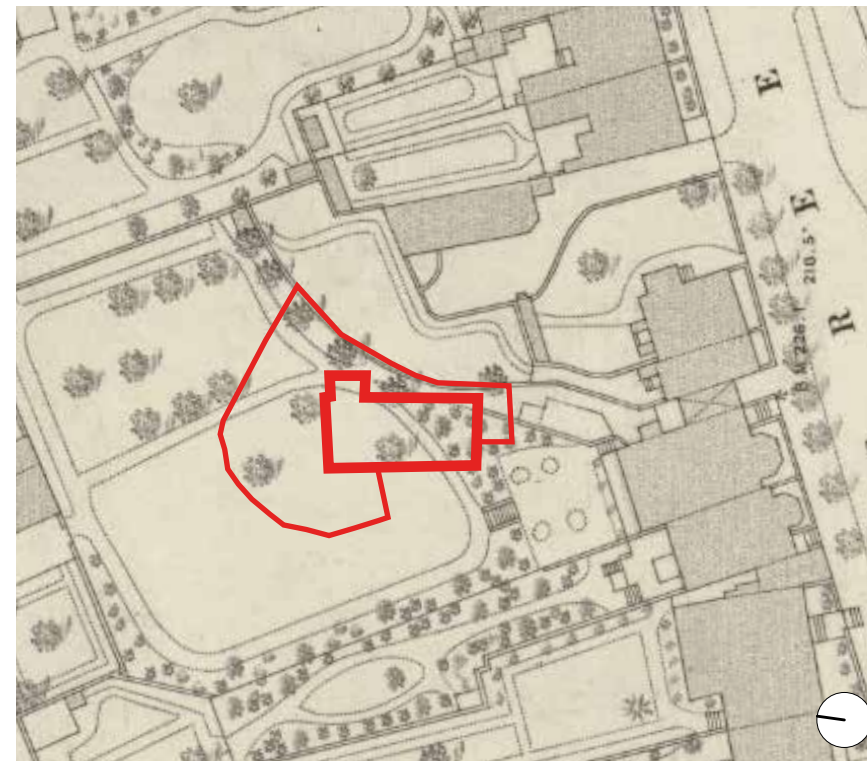


Fig.3- 1866

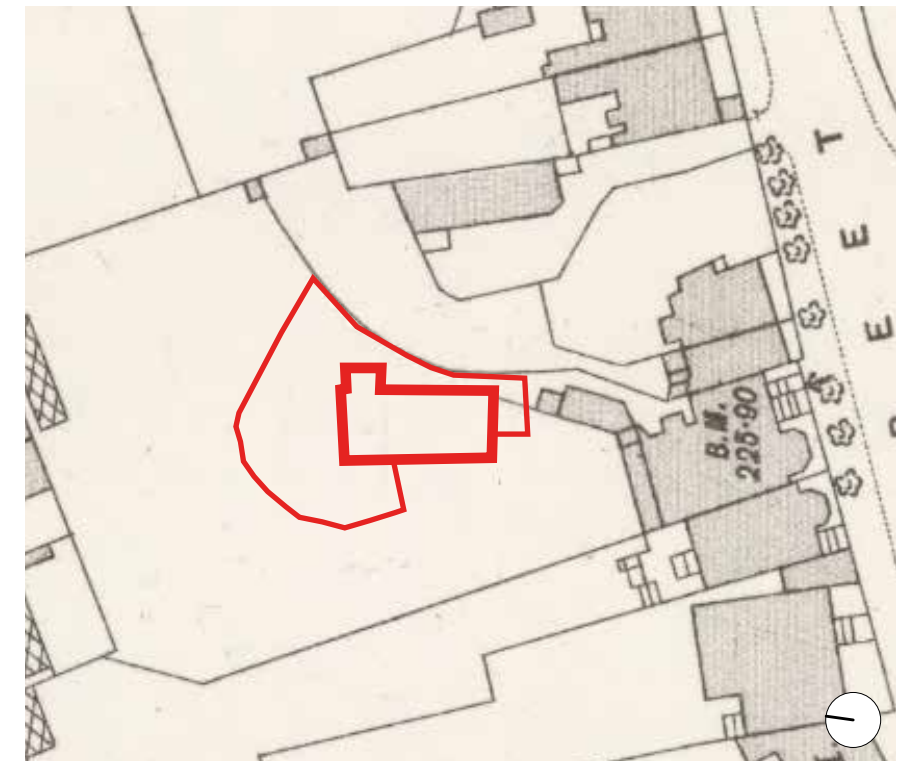


Fig.4- 1893

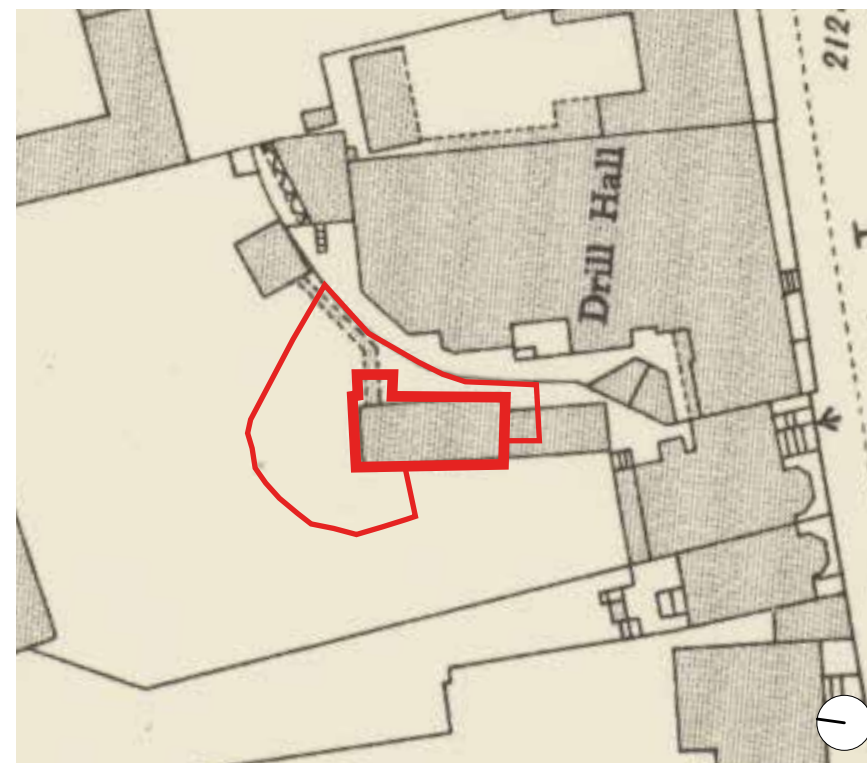


Fig.5- 1933

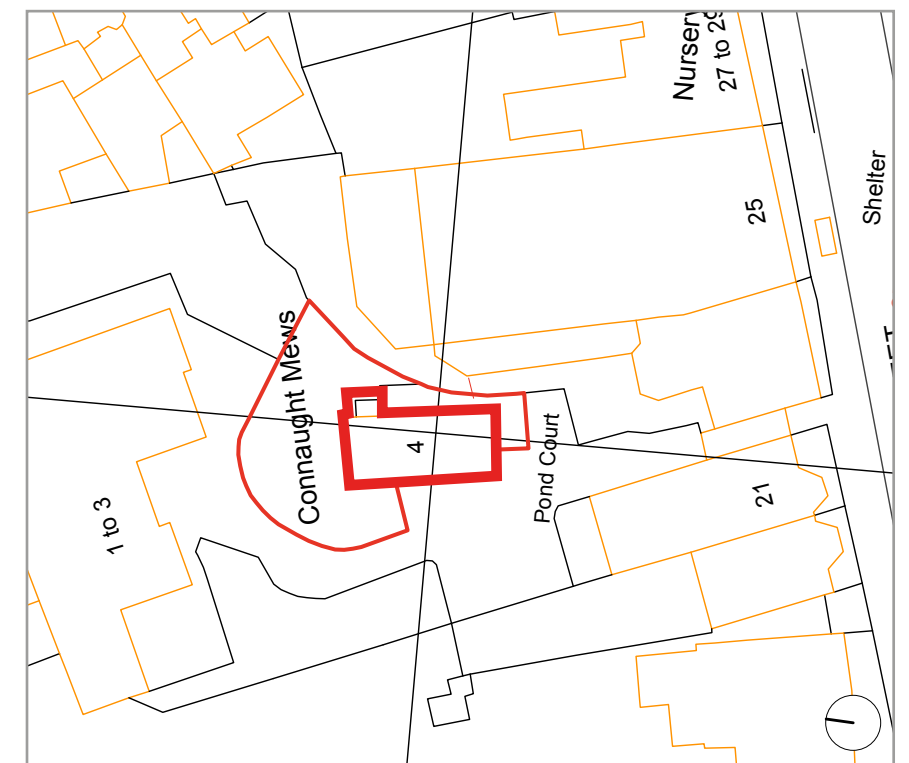


Fig.6- PRESENT DAY

3 CONTEXT



Fig. 7 21-23 Pond Street, entrance to Connaught Mews panhandle adjacent 21 Pond Street



Fig.8- Aerial View East



Fig.9- Aerial View North



Fig.10- Connaught Mews panhandle Entrance, 4 Connaught Mews beyond



Fig.11- Aerial View South

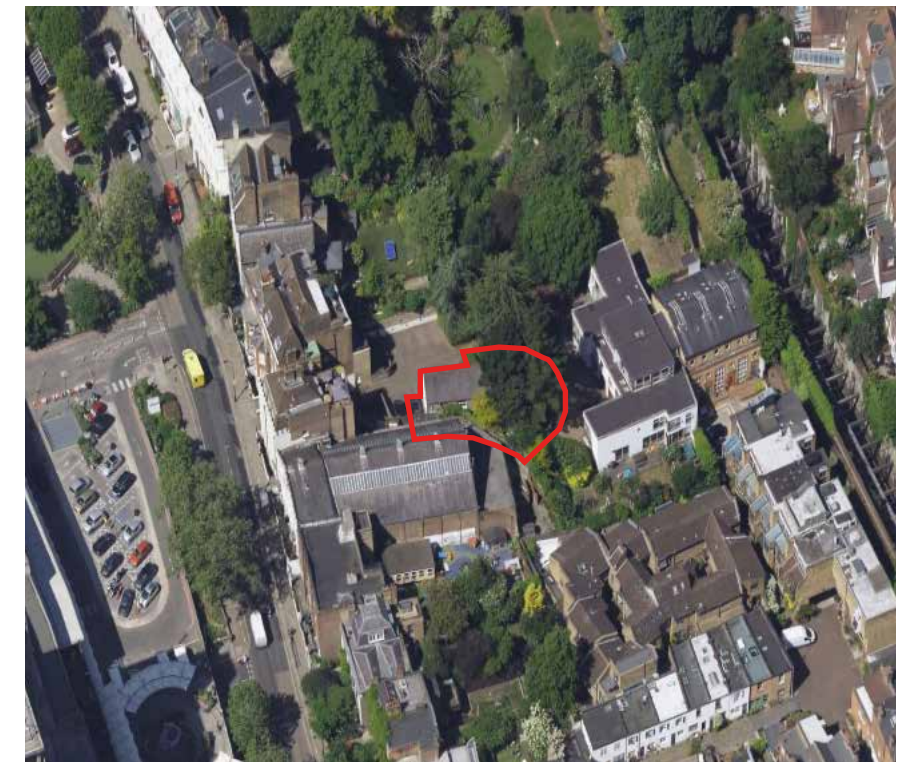


Fig.12- Aerial View West

3 CONTEXT

3.5 ADJACENT BUILDINGS

Connaught Mews is accessed via a panhandle passage between 21 and 23 Pond Street. 23 Pond Street is a listed building, the curtilage of which extends into Pond Court but terminates before 4 Connaught Mews—refer below.

25 Pond Street is locally listed. The party wall/ fence line between the two properties is not original.

To the rear of the building is a block containing 2 No. modern semi-detached dwellings, 2 & 3 Connaught Mews built circa. 2003. Three storeys in height, the buildings face the rear garden of 4 Connaught Mews.

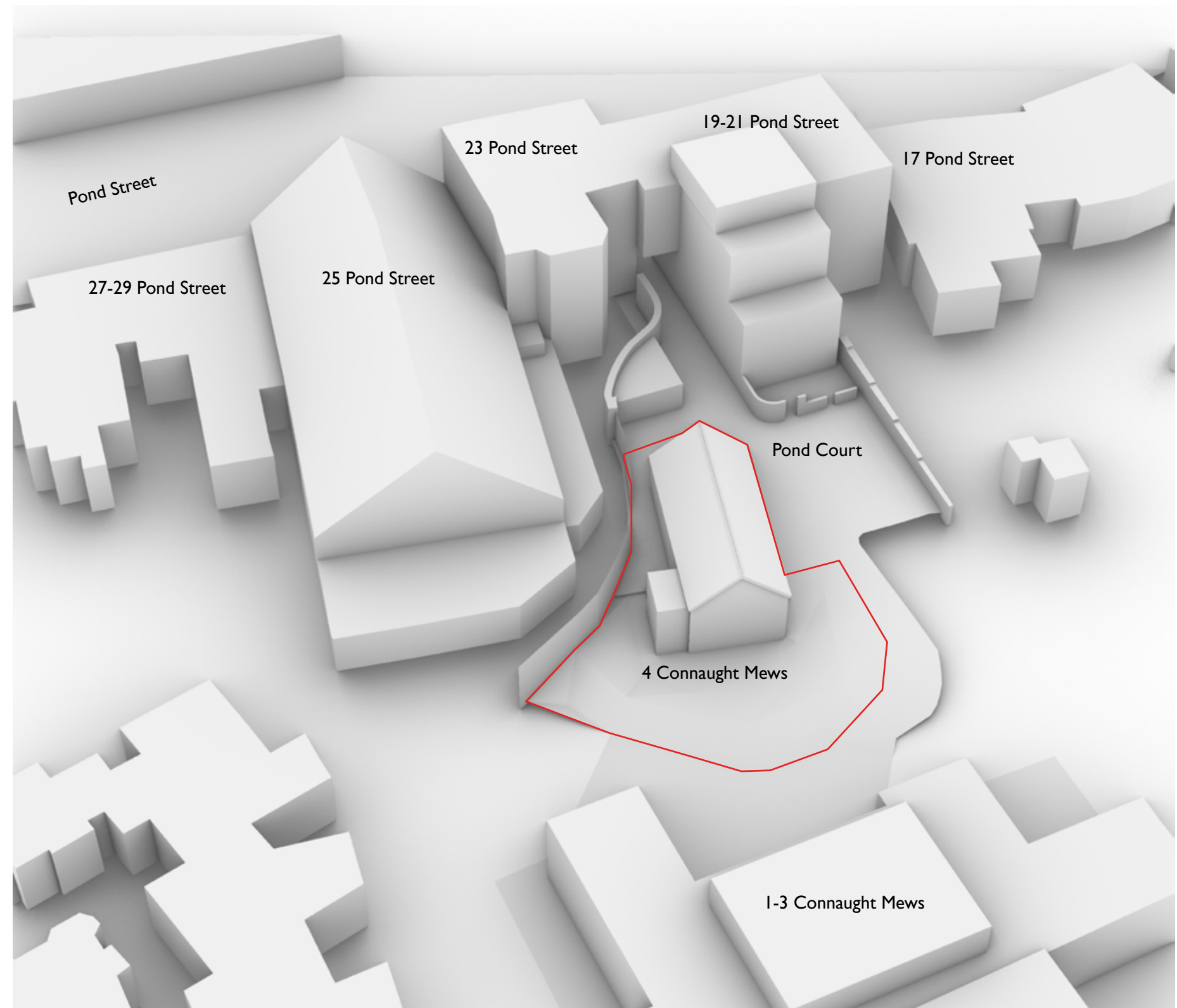


Fig.13- Aerial diagram view looking south

3 CONTEXT

3.6 EXISTING BUILDING DETAILS

Currently a one bedroom dwelling, 4 Connaught Mews is a single storey detached building with gable ends formed in london stock brick in english bond and also partially rendered to the south elevation and flank walls where the previous wing would have been connected. It also features a natural slate pitched roof to the main building and feature terracotta ridge tile.

Late Victorian or Early Edwardian in origin, externally the building appears to be fairly intact in relation to its original state with the exception of the single storey side addition to the rear which has likely been added in recent history.

Original painted timber sash windows appear intact to the West Elevation with segmental brick arches over and some also to the East Elevation. These sit alongside a crittall-type window added later and a recently added timber sash window with a shallower reveal and flat arch within the more recent flat-roofed brick side addition in stretcher bond in a cavity wall construction.



Fig.14- West Elevation- london stock brick,/ partial render, segmental arches, timber sash windows



Fig.15- West Elevation looking north to Monterey Pine Trees



Fig.16- North Elevation currently without fenestration and in solid brickwork



Fig.17- South Elevation rendered- slate verge detail and terracotta ridge tile



Fig.18- Later flat-roofed side addition. Later sash window with shallow reveal and flat brick arch

3 CONTEXT

3.7 OVERLOOKING

As shown in Figs 18 & 19, the properties to the rear of 4 Connaught Mews are residential and their windows partially overlook the rear garden of the property beyond the mature trees situated within it.

In consideration of this the proposed extension to the existing building takes this close proximity into careful consideration.



Fig.19- Trees to rear garden and 2-3 Connaught Mews beyond



Fig.20- Hedge and bamboo forming perimeter planting to rear garden 4 Connaught Mews.

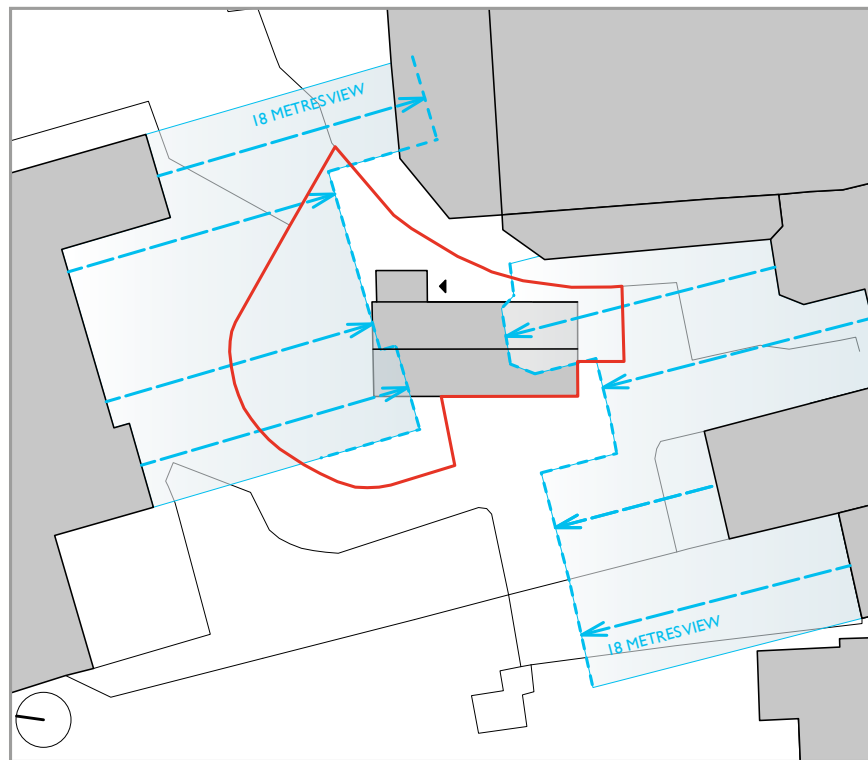


Fig.21- Careful consideration of overlooking to existing properties studied



Fig.22- T2 Tree in foreground, blank north elevation of existing house



Fig.23- 21 + 23 Pond Street overlooking Pond Court and Connaught Mews

3 CONTEXT

3.8 LISTED BUILDING PROXIMITY

In the pre-application response there is reference made to a boundary wall as part of the curtilage of a listed building to 23 Pond Street. Some concern was highlighted regarding the proximity of this in relation to 4 Connaught Mews. The existing brick wall is not adjacent nor affected by any of the proposals currently outlined. For clarity the location, proximity and extent of this wall has therefore been clarified below.

To the rear of 23 Pond Street is a garden wall which terminates within the rear courtyard Pond Court, but some distance from the demise of 4 Connaught Mews as highlighted in the annotated model view, fig.25

Adjacent to the brick wall and forming the remaining boundary with 25 Pond Street is a modern low level concrete wall with timber fence panels over. Refer detailed photos of the concrete wall and fence over in photos, taken from within Pond Court.



Fig.24- Boundary wall from 23 Pond Street terminates adjacent concrete wall and fence over

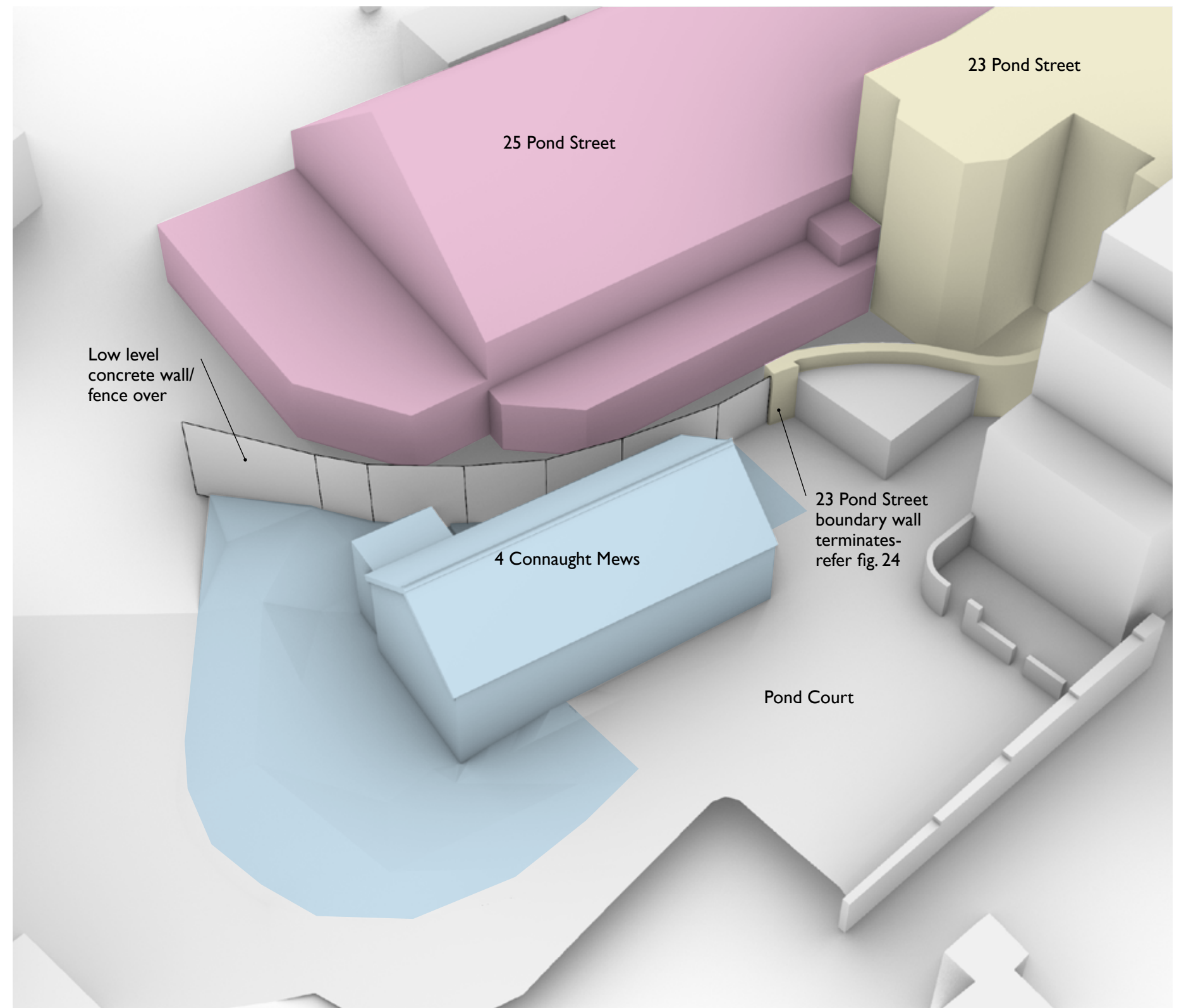


Fig.25- Proximity of listed building curtilage of 23 Pond Street defined

3 CONTEXT

3.9 TREES- OVERVIEW

The demise of 4 Connaught Mews includes 6 No. trees to the rear of the site, north of the house. In addition some smaller less established shrubs sit to the perimeter of the site and on the boundary.

The trees have been surveyed and assessed by an arboriculturalist to consider any possible impact of an extension to the existing building.

- T1-T4- 4 No. trees are mature and Class B Specimens.
- T5+T6- 2 No. trees are considered Class C1 specimens.

As part of the works it is proposed to remove trees T5 and T6 as outlined in the arboriculturalist report- refer Appendix- 6.0 Trees

Refer also to 4.3 Trees below for a summary of the tree survey and report for further details and assessment.



Fig.26- Existing trees outlined and proposed removal of trees identified

3 CONTEXT

3.10 ACCESS

The principal means of access is currently poor, via a sloped side path which lands at a series of steps and short landing to the front door.

There is currently no alternative access point or means of escape and no direct connection to the rear garden.



Fig.27- Front door to side addition entrance..Narrow slope leading to steps



Fig.28- Front door elevated with steps



Fig.29- No access to garden from rear of property



Fig.30- Narrow and uneven perimeter path from ramp

3 CONTEXT

3.11 TRANSPORT

The current site for 4 Connaught Mews has provision for a single car parking space adjacent to the dwelling and the proposal retains this provision.

The site is currently served by a high level of public transport provision and is categorised as PTAL 5 which scores highly for adjacency to frequent public transport. Current planning policy encourages car-free or car-limited development.

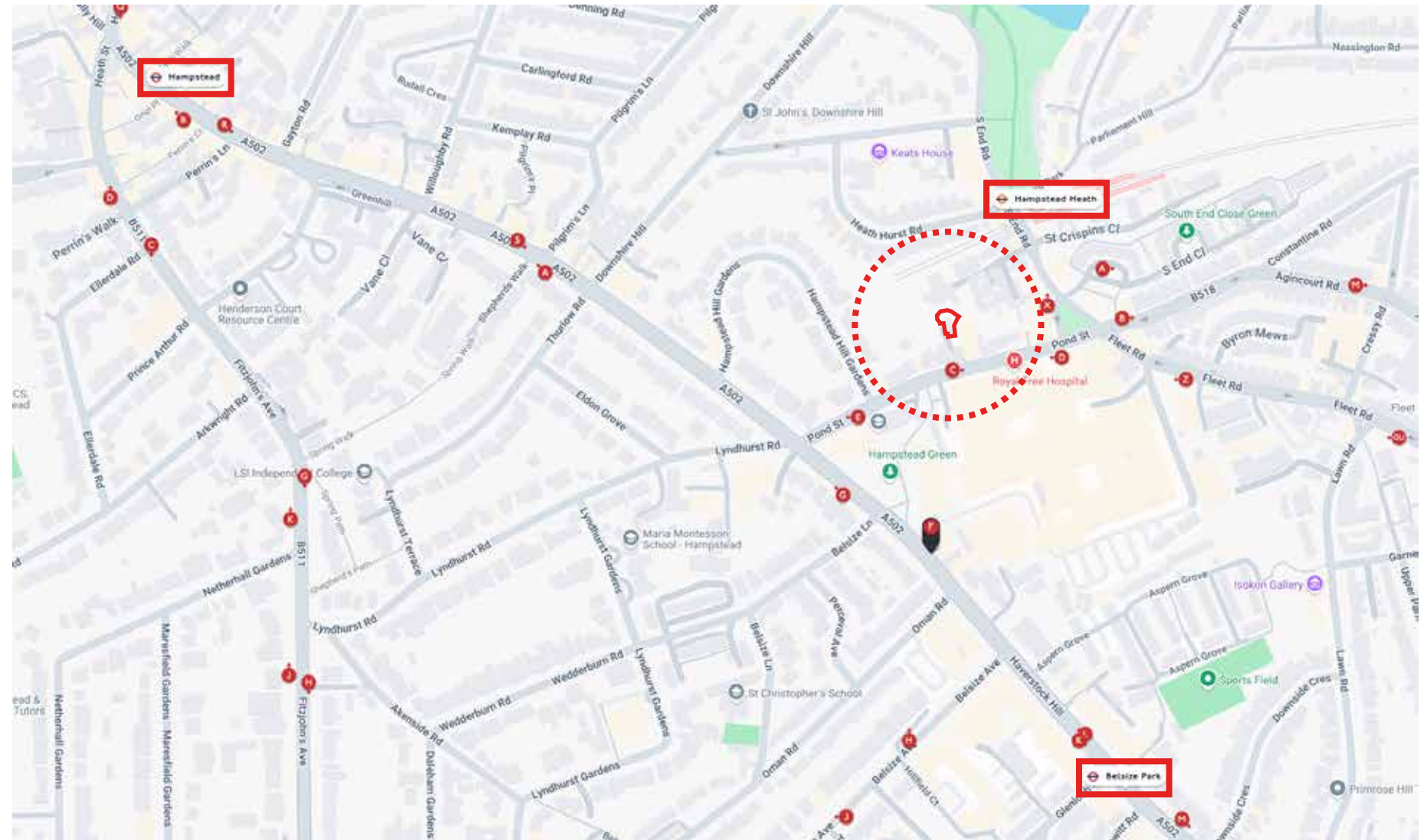


Fig.31- Local transport links

4 PLANNING

4.0 PLANNING HISTORY

- The most recent significant planning history for the site refers to application PV9802270R2 originally made in Jan 1999.
- Final regularisation of a final scheme appears to have been made in May 2002.
- This refers to the redevelopment of the rear part of the site to form a one bedroom house (4 Connaught Mews) and 2 No. 4 bedroom houses (2 & 3 Connaught Mews)- final reference PWX0202435.
- Additional records refer to an application to reduce the size of a Monterey Pine tree to 4 Connaught Mews, in close proximity to the building- refer appendix for details.

4.1 CONSERVATION AREA APPRAISAL

4 Connaught Mews is located within Hampstead Conservation Area. A summary of the conservation area character is outlined below. An article 4 direction takes away certain permitted development rights including the painting of brickwork on named listed buildings

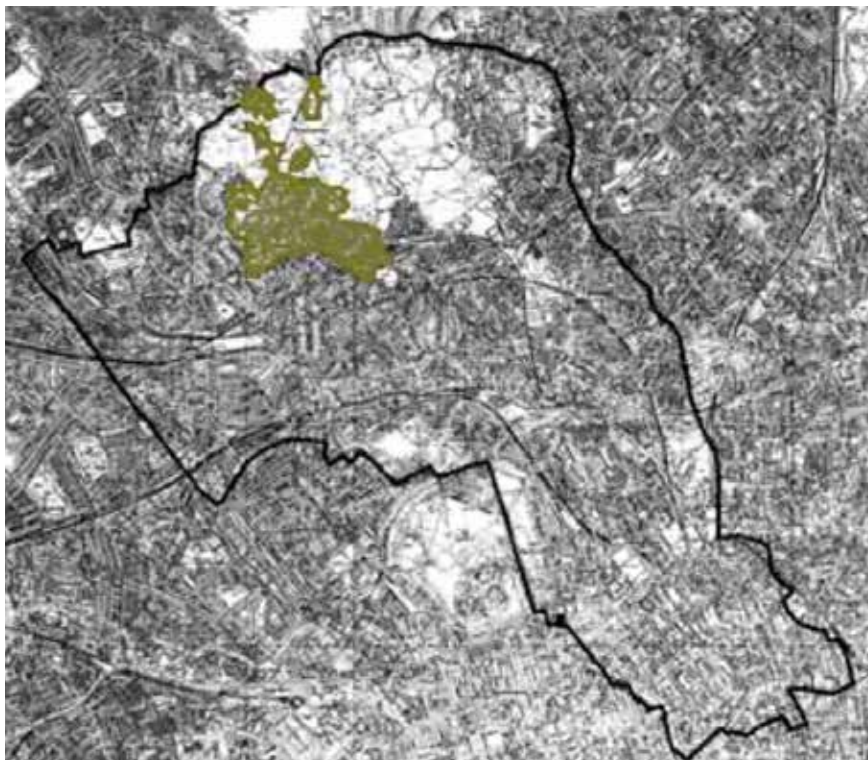


Fig.32- LB Camden with Hampstead Conservation Area outlined

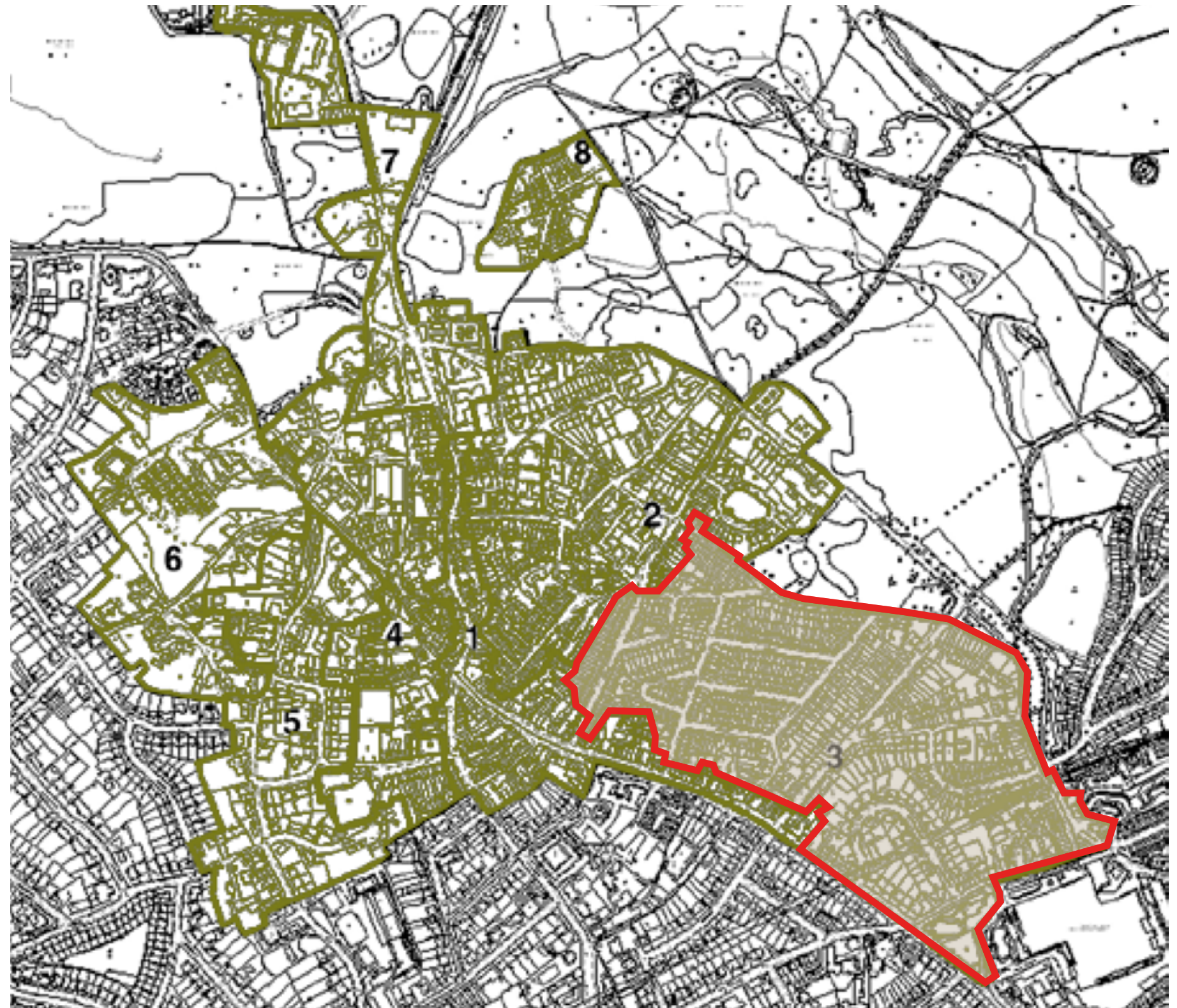


Fig.33- Hampstead Conservation Area with sub area 3 and site located

4.2 LOCAL CONSERVATION AREA

Connaught Mews lies within Hampstead conservation area sub area three: Willoughby Road/ Downshire Hill and is located towards the southern edge of the conservation area- refer sub-area 3 and site highlighted within the excerpt (Fig. 34)

Key relevant characteristics for the project include the following:

- Pond Street features a number of listed buildings including 21-23 Pond Street under which the passage to Connaught Mews is located
- The majority of buildings are either in red or gault brick although few are of high architectural quality.
- A few smaller modern houses have been built on gap sites or in back gardens
- A number of properties to terraces on Carlingford Road have front facing dormers that are overly large and unsympathetic.
- Some extensions to Gayton Road built in the 70s and 80s would no longer be acceptable due to their design, bulk and materials.
- Pilgrims Lane- an extension by Eldridge Smerin (2002) provides a contemporary insertion
- Other distinguished modern buildings include Sir Michael Hopkins steel and glass box at No.49a Downshire Hill (1977)
- Erno Goldfinger's 1-3 Willow Road from the 1930s caused outrage at the time but is now owned by the National Trust, and also listed.
- Hampstead Hill Gardens features a few small modern houses and flats have been added in recent years, which, although in marked contrast to the older villas, do not detract from the character of the area.
- Nos.19&21 Pond Street is a late 18th century semi-detached pair of three storey houses with basements and attic, set behind cast-iron railings.
- No.23 Pond Street is the Harken Armoury with its distinctive facade and crow-stepped gable c.1760 (all listed).



Fig.34- Sub Area Three- Willoughby Road/ Downshire Hill with site location highlighted

4 PLANNING

4.3 TREES- PLANNING

The site is within the Hampstead Conservation Area so any works that may affect surrounding trees needs to be carefully considered. There are no TPOs on any trees within the site or affected by the proposals. As outlined in *Camden Planning guidance: Trees*, a tree report has been commissioned and provided- refer summary below:

Arboricultural Report Summary

An arboricultural survey and report was carried out on the site of 4 Connaught Mews by Graeme Drummond CMLI FArborA of Open Spaces on 5 March 2025, a summary of which was submitted as part of the pre-application.

A further arboricultural Impact Assessment was prepared in August 2025 and accompanies this document to form part of the planning application. In summary:

- 6 No. trees growing within the garden area within the site of 4 Connaught Mews were identified and recorded.
- Trees T5 & T6 have been identified within the proposal to be removed in lieu of a small extension to the existing building as outlined above.
- T5 is a Cypress and was assessed as C1 grading and therefore of low quality and value
- T6 is a honey locust and was also assessed as C1 grading and therefore of low quality and value

Open Spaces have also provided recommendations for the construction of proposed foundations of any new building within the RPA of any retained tree unless following the footprint of an existing foundation. Refer summary in appendix.

Following the assessment and findings of the initial arboricultural report, it has been determined that the proposed development will include for the removal of 2 No. minor trees within the confines of the site which are assessed to be of low quality and value.

4.4 PLANNING POLICY

The following policies were also reviewed in consideration of the initial proposals:

- Camden Planning Guidance- Design January 2021
- Camden Planning Guidance- Altering and Extending your home 2018
- Camden Adopted Local Plan 2017
- London Plan 2016 Housing Supplementary Planning guidance
- DCLG Technical housing standards – nationally described space standard 2015

Relevant Policy excerpts and also responses are summarised and outlined below:

Camden Planning Guidance- Design January 2021

- 1.7 As well as conserving our rich heritage we should also contribute towards it by ensuring that we create equally high quality buildings. We propose to use high quality materials both in strategy and approach
- 2.10 Adaptable- Development should be adaptable to future needs and responsive to use. We propose to improve accessibility of the dwelling and garden with the proposed extension and changes to the landscape
- 2.10 Sustainable- Development should promote sustainability and efficient resource consumption. Improvements are proposed to the thermal performance of the existing building, heating, mechanical services and ventilation.
- 2.11 Understanding and responding to context- ensuring the scale of the proposal overall integrates well with the surrounding area respecting and sensitively responding to the natural and physical features, both on and off the site. Movement of earth to and from and around the site should be minimized to prevent any negative impact. Refer landscape strategy below and arboricultural method statements within Arboricultural impact assessment accompanying this application
- 2.14 Materials- Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. Where materials are to be replaced they will be on a like-for-like basis such as the natural roof slates. Painted timber windows will match existing but be triple glazed and air-tight to reduce heat loss. New materials proposed are of high quality and carefully selected to complement the existing palette of materials present

Camden Planning Guidance- Altering and Extending your home 2018

- 1. Extensions should be secondary in size and form and appearance to the residence being extended....Windows, doors and materials should be of a high quality and complement the existing building. Low quality materials including uPVC will not be acceptable be resisted for use on the outside of a property. Quality materials are proposed as outlined and detailed below
- 2.3 Extensions and alterations, and the digging or movement of soil, should respect and be sensitive to natural and physical features, both within and outside the curtilage of a property. This includes (but may not be limited to) consideration of slope and topography, planting, biodiversity, habitats, waterways and drainage, sunlight and shade. The proposed extension floats above the existing topography to allow tree roots to continue to breathe- refer also arboricultural report
- 2.5 Alterations to a property and the materials used should always be complementary to the existing building and its original features.... Materials for alterations should weather well, so their ageing process contributes positively to the character of the building, and the site's wider context. Proposed materials are natural, of high quality and will weather down or are pre-weathered finishes
- 2.6 New work to a property should blend with the old, though in some cases it may be appropriate for the alteration to be more distinct from the original building. Pitched roof forms, scale and height complement the existing dwelling
- 2.8 These should be retained or replicated wherever possible, as they are usually central to the architectural design / character treatment of a building.
- 2.19 Original windows or those in the style of the original should be replaced or repaired with 'like for like' wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening. New windows to match properties of original as outlined below
- Frames - Where timber is the traditional window material, replacements should also be in timber frames. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible. New windows to match properties of original as outlined below
- Energy efficiency - Where windows are replaced they should have the lowest 'U-value' feasible. Secondary glazing and other ways to improve energy efficiency while retaining attractive original features should be considered. Proposed windows have U value of 0.8 and are triple glazed
- Conservation areas - original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double-glazing

can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should closely match the existing. New windows to match properties of original as outlined below

- 3.1 Proposals should: ...
- a. be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;
- c. respect and preserve the original design and proportions of the building, including its architectural period and style; Existing features have been retained and some elements upgraded but on a like-for-like basis
- f. not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy. In accordance with (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)' the roof line of the proposed extension is set back to minimise impact. Windows and rooflights will not cause light spillage to neighbouring properties and overlooking has been assessed as referred to above
- g. allow for the retention of a reasonably sized garden; Refer 5.6 Amenity below outlining extent of amenity space retained
- h. retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area. Refer landscape proposals below- openness of existing garden is retained
- 3.3 ...A single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity.
- 3.4 The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites. The proposed extension is discretely located and the scale is subservient to the main dwelling

Camden Planning Guidance- Trees 2019

- 1. With all proposals, we will expect: A survey of existing trees (and woody vegetation) to be undertaken prior to the developer deciding on a design of a scheme; Retention and integration of existing significant trees in the design of a scheme. Refer arboricultural report outlining strategy in appendix
- 2.2 Given the importance of trees and vegetation to the borough, the Council will require sufficient information from applicants to demonstrate that tree and canopy coverage has been considered. Refer arboricultural report outlining strategy in appendix
- 2.26 Tree Survey of existing trees and woody vegetation and Arboricultural Impact Assessment in line with BS5837:2012 "Trees in relation to design, demolition and construction". It is important these are undertaken at an early stage in the project to ensure their findings can properly influence the design process. If this does not happen, important tree assets could be lost or damaged and may result in a planning application being refused. Refer arboricultural report outlining strategy in appendix
- Identify tree constraints and Root Protection Areas (RPAs) in line with BS5837:2012 "Trees in relation to design, demolition and construction". Identify and review potential trees for retention and removal. Refer arboricultural report outlining strategy in appendix
- 2.30 We will require a survey of existing trees and vegetation to be carried out prior to the design of a scheme in order to identify what trees and vegetation should be retained and protected on site, which will include a scaled topographical plan with tree reference numbers and spot levels of trees. This will ensure that the needs, condition and vulnerability of existing planting is properly considered and provide an early indication of the site's landscaping potential. Refer arboricultural report outlining strategy in appendix
- 2.32 The design of the scheme should seek to retain Category A and B trees and Category C trees should be considered for retention where they would not impose a significant restraint on development. Category A and B trees retained, Category C trees removed where imposing a restraint on development- refer arboricultural report in appendix

London Plan Housing SPG 2016

- Standards for privacy, daylight and sunlight 1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines. In accordance with (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)' the roof line of the proposed extension is set back to minimise impact.
- 1.3.49 Small sites may require little land for internal infrastructure such as internal roads, amenity space and social infrastructure, and it is appropriate for density to reflect this.
- 2.1.12 The 2016 London Plan makes clear that ninety percent of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and ten per cent of new housing should meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. Although not new build, the proposed principal means of access will meet AD M
- 2.3.36 Design and access statements should demonstrate how the design as a whole uses a variety of measures to provide adequate visual and acoustic privacy for every home in a development. Designers should consider the position and aspect of habitable rooms, gardens and balconies, and avoid windows facing each other where privacy distances are tight. In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18 – 21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terraces). The adjacency of neighbouring properties and overlooking has been assessed, refer above and 5.5 below.

4 PLANNING

4.5 PRECEDENTS- MODERN RECENT INFILL DWELLINGS

We have looked at a series of local precedents as good examples of contemporary architecture and therefore as relevant precedents for the proposed extension to 4 Connaught Mews. Several of these examples are also referred to within the Hampstead conservation area appraisal document- refer above. All are located within Hampstead conservation area sub area three: Willoughby Road/ Downshire Hill where the site is also located.

13a Pond Street NW3

This Victorian stable building was originally extended by Sir Norman Foster 1969 (now listed), the original listed adjoining Victorian building was then demolished and the modern listed element retained and also extended by Gianni Botsford Architects, 2024.

- Contemporary materials and geometry
- large expanses of diffuse glazing
- Quality materials and detailing
- Confined site nestled within trees

17 Pond Street NW3

Contemporary extension from 2010 to rear of 17 Pond street new conservatory and lift within Grade II listed period dwelling from c. 1740

- Large expanses of glazing
- Quality materials including zinc metal roof
- Open views to rear



Fig.35- 13a Pond Street- Reciprocal House- Gianni Botsford Architects- Completed 2024



Fig.36- 17 Pond Street rear extension by Casson Conder Partnership

4 PLANNING

Pilgrims Lane NW3

Remodelling and extension of Victorian House in 2003 by Eldridge Smerin Architects

- Large expanses of rear facing glazing
- Contemporary materials
- Lightness and transparency, elevated from ground with ramp connection to garden

49a Downshire Hill NW3

Modern dwelling built as architect's home and office, completed 1977, listed 2018.

- Built in close proximity to trees, with bridge link connection to street
- Large expanses of quality modern materials including metal and glass



Fig.37- 49a Downshire Hill NW3 Completed 1978



Fig.38- Pilgrims Lane by Eldridge Smerin Architects- completed 2010

5 PROPOSALS

5.0 BRIEF

The ambition of the proposal is to create a high quality building with contemporary design that maintains and enhances the historic layout, working within boundaries to maintain existing views and characteristics of the site and trees.

This site presents a unique opportunity to expand an existing dwelling where there is sufficient capacity. A series of options were developed below to look at the possibility to expand the current building into upto a 4P-5P single family dwellings, some of which also included a roof storey and dormer.

These options ranged range in size and area from 2P dwelling to 5P dwellings, internal space and external amenity following the London Plan Housing SPG guidance on minimum dwelling space standards and amenity space.

5.1 INITIAL OPTIONS APPRAISAL

Initial options looked at various locations where an extension might be located and the issues associated in each case, also in consideration of the existing tree locations. Some options also considered further accommodation within the roof, forming a dormer to accommodate additional bedrooms and bathrooms/ ensuite accommodation.

Option 1

- East entrance lobby removed, ramped entry to new east opening
- Addition of single storey east wing to provide kitchen and bathroom
- Mezzanine/ dormer added to south side of site
- Reorganisation of internal layout

Option 2

- East entrance lobby retained
- Addition of north extension kitchen/ dining area
- Mezzanine/ dormer added to south side of site
- Reorganisation of internal layout

Option 3

- East entrance lobby retained
- Footprint of existing building maintained
- Addition of living space to nel formed west wing
- Reorganisation of internal layout

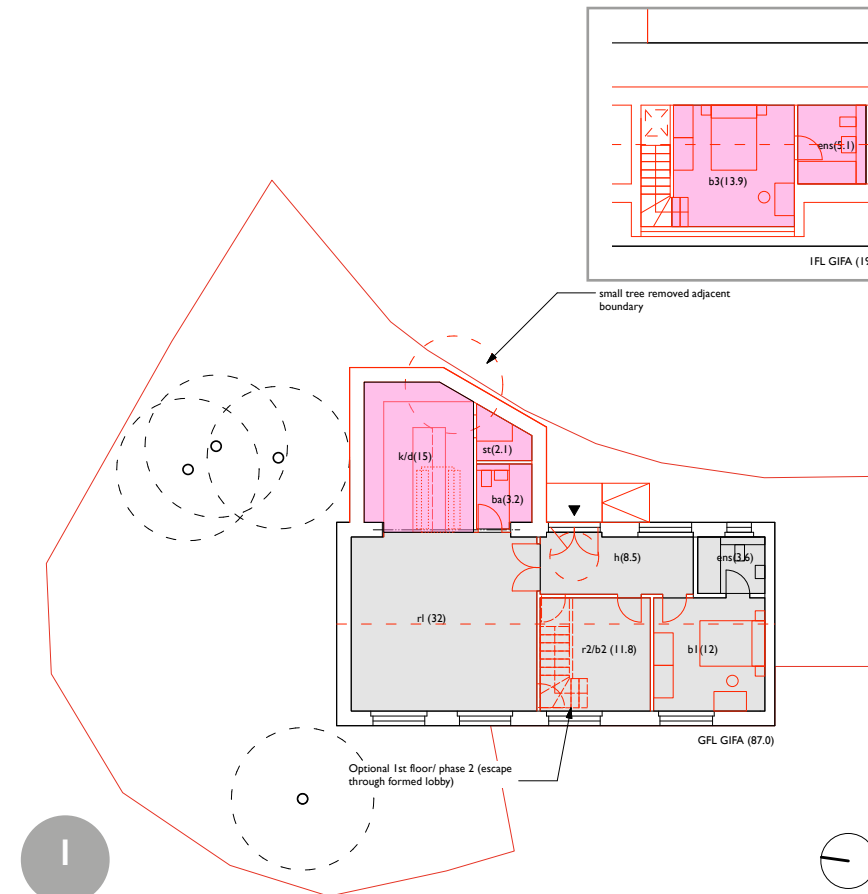


Fig.39- Option 1- Proposed Plans

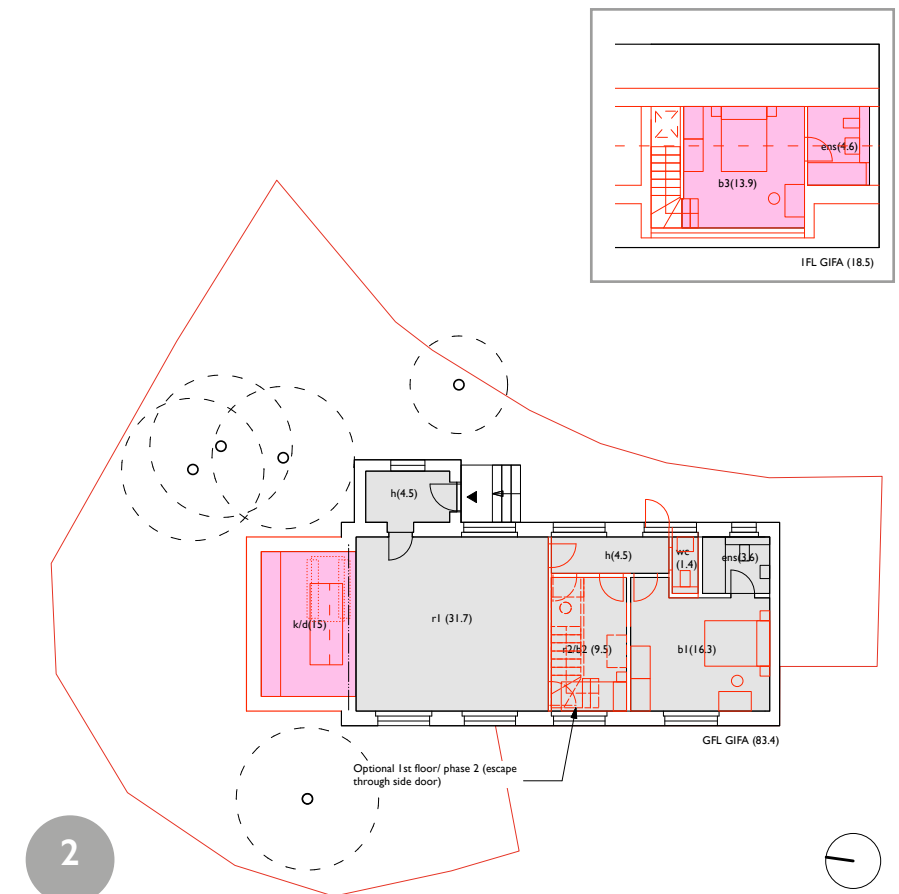


Fig.40 Option 2- Proposed Plans

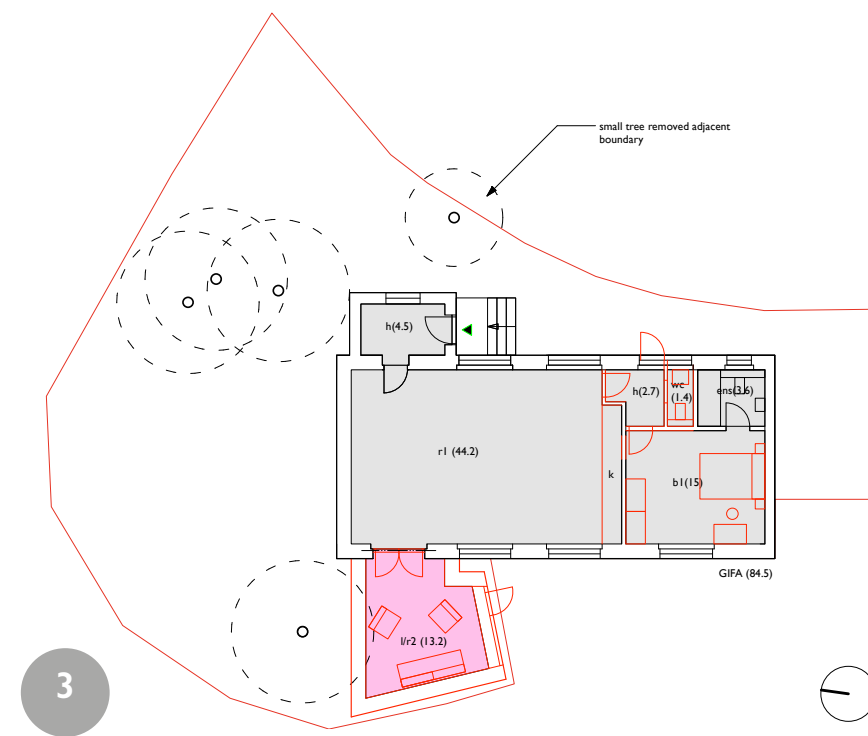


Fig.41- Option 3- Proposed GFL Plan

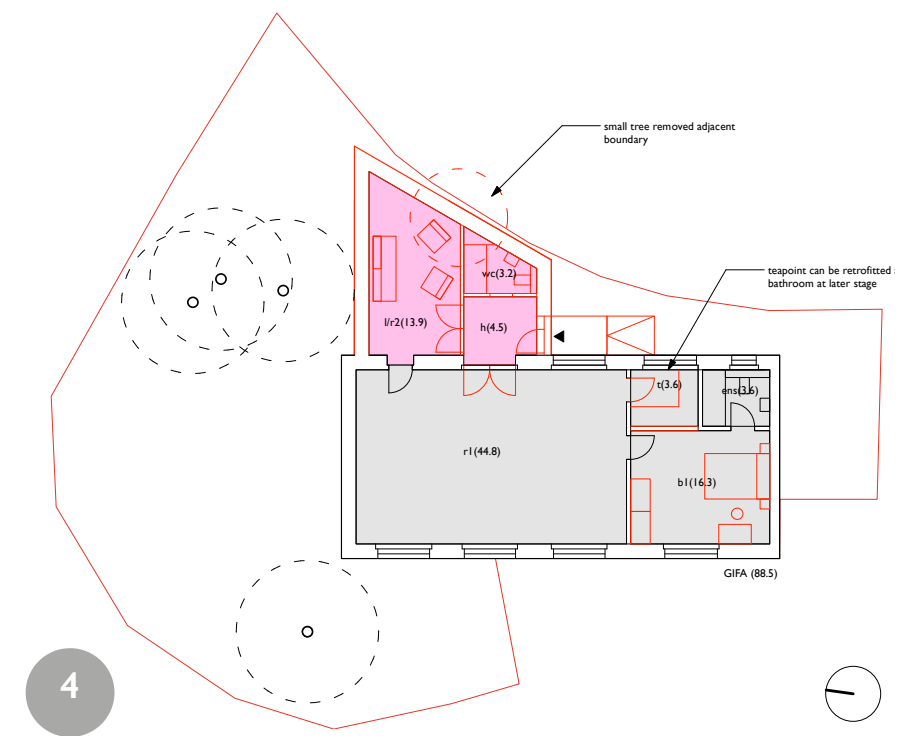


Fig.42- Option 4- Proposed GFL Plan

5 PROPOSALS

Option 4

- East entrance lobby removed
- Addition of single storey east wing bedrooms/ bathroom
- New entrance lobby formed with ramped approach
- Reorganisation of internal layout

Option 5

- Existing footprint maintained
- New entrance formed to east side with ramped approach
- Mezzanine/ dormer added to south side of site

Option 6

- Addition of single storey east wing bedrooms/ bathroom
- New entrance formed to east side with ramped approach
- Mezzanine added to north side of site
- Reorganisation of internal layout

Option 7

- Addition of single storey east wing bedroom/ bathroom
- Reorganisation of internal 4P layout
- Existing opening lowered to form new access to west side into garden

CONCLUSION

Option 7 was deemed the most effective in terms of meeting requirements of brief for accommodation whilst minimising the impact to the neighbours and trees. The extension is discretely located and not visible from the street and of limited visibility to its neighbours.

By providing the access to the extension with a ramp, accessibility can be improved. Additional access to the garden on the west side via a lowered existing window opening and new stair improves connectivity.

Providing sufficient accommodation offered on the east side of the site limits impact to neighbours but also obviates the need for the formation of a dormer (either to north or south side) at first floor and the potential associated overlooking/ massing issues.

Further detailed proposals were therefore developed using these principals for the initial developed scheme.

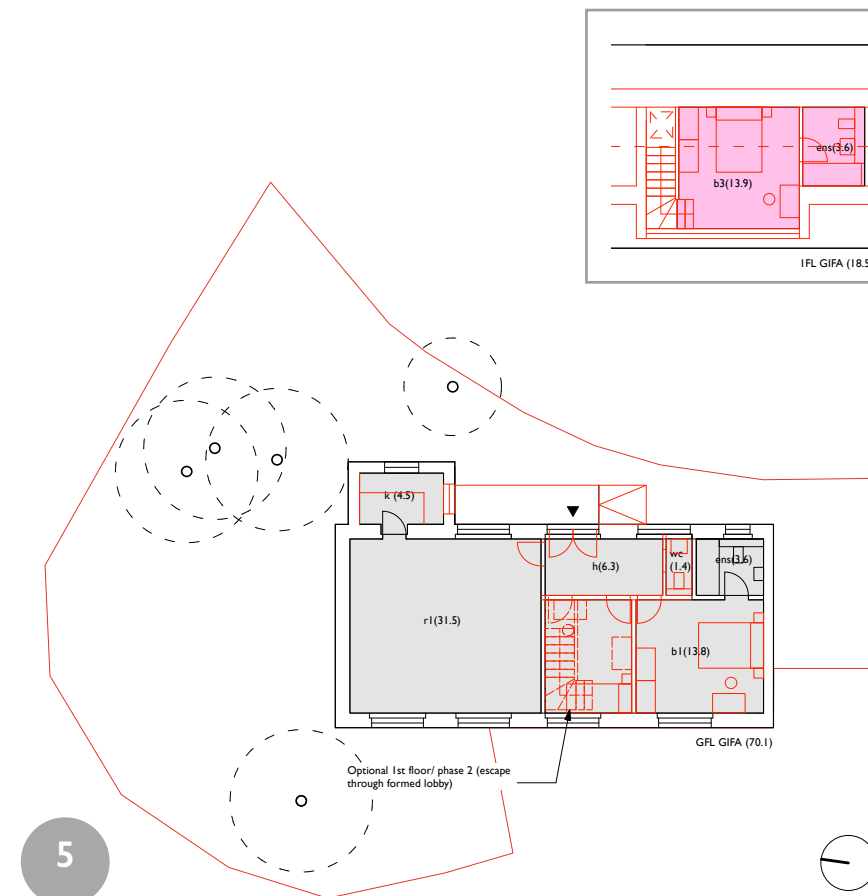


Fig.43- Option 5

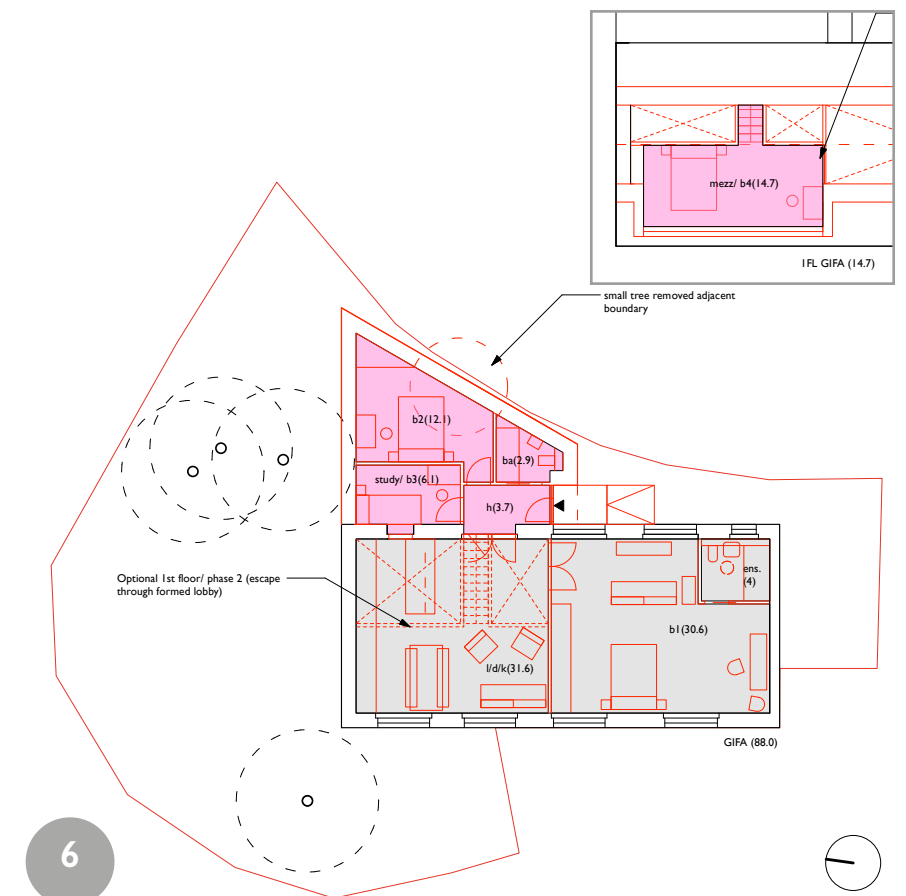


Fig.44- Option 6

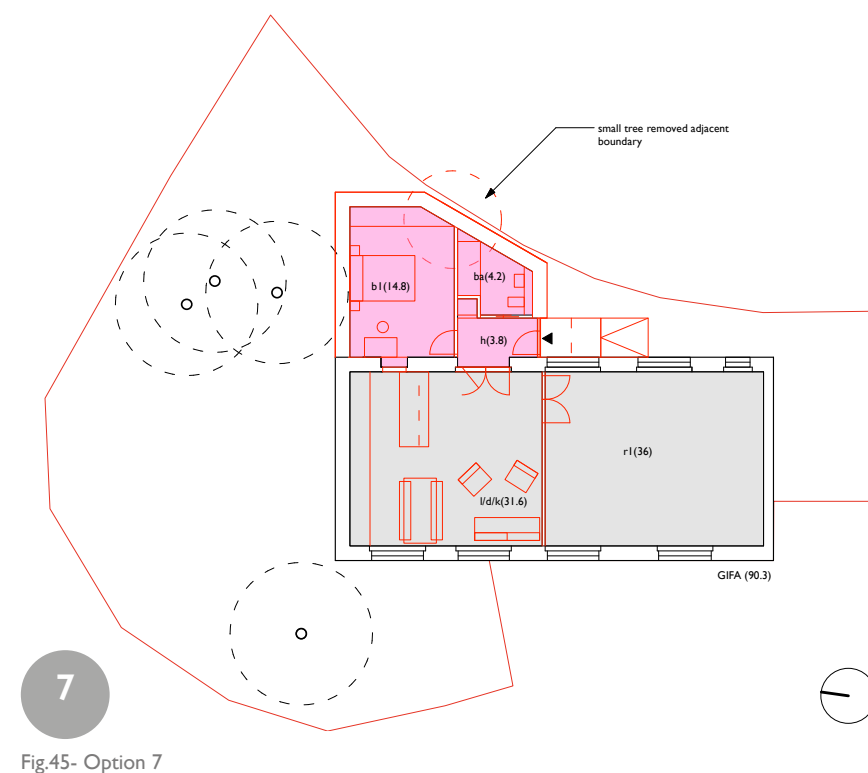


Fig.45- Option 7

5.2 BUILDING FORM OPTIONS

With provision for a single storey element, a flat roof to the extension will only provide a limited floor to ceiling height where accommodating the existing eaves of the main building.

We have therefore looked to increase the ceiling height into the volume through iterations of pitched roof or pyramidal lantern form with a valley gutter formed between the roofs, benefiting all of the internal spaces within the extension.

The pitch of the smaller extension mimics that of the main gabled element of its neighbour but the scaled down form limits the overall height and therefore also mass and visual impact to its neighbours.

Trees have been abbreviated in some views to allow clarity as otherwise limiting view of forms:

Option 1

- Lantern form tapered away from boundary
- Valley gutter widens to form low flat roof parapet to entrance

Option 2

- Pitched roof with ridge parallel to main building
- Raked verge detail to site boundary

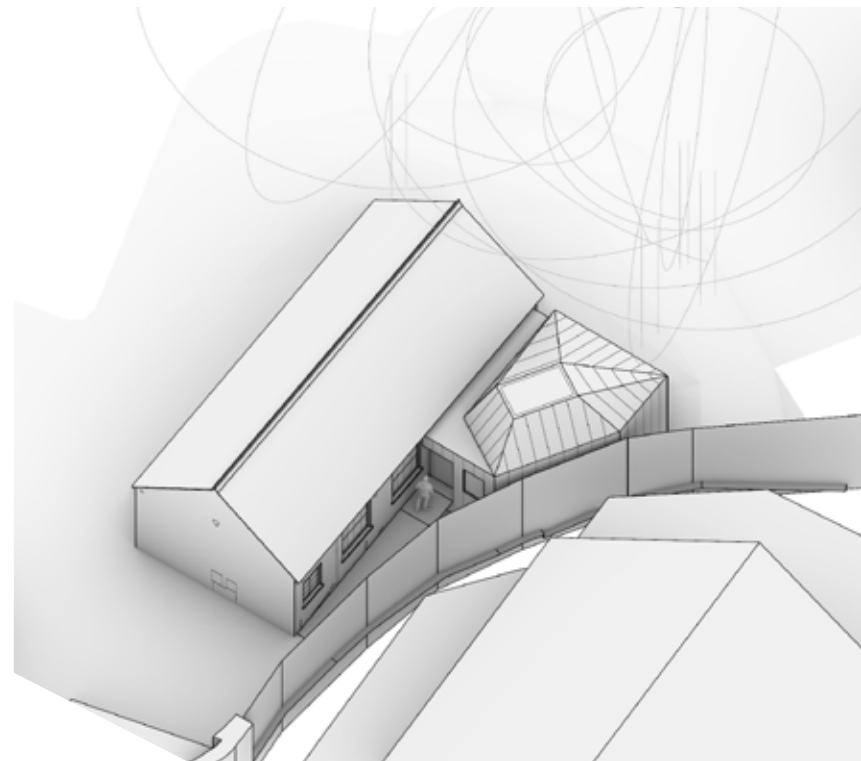


Fig.46- Option 1- Tapered lantern

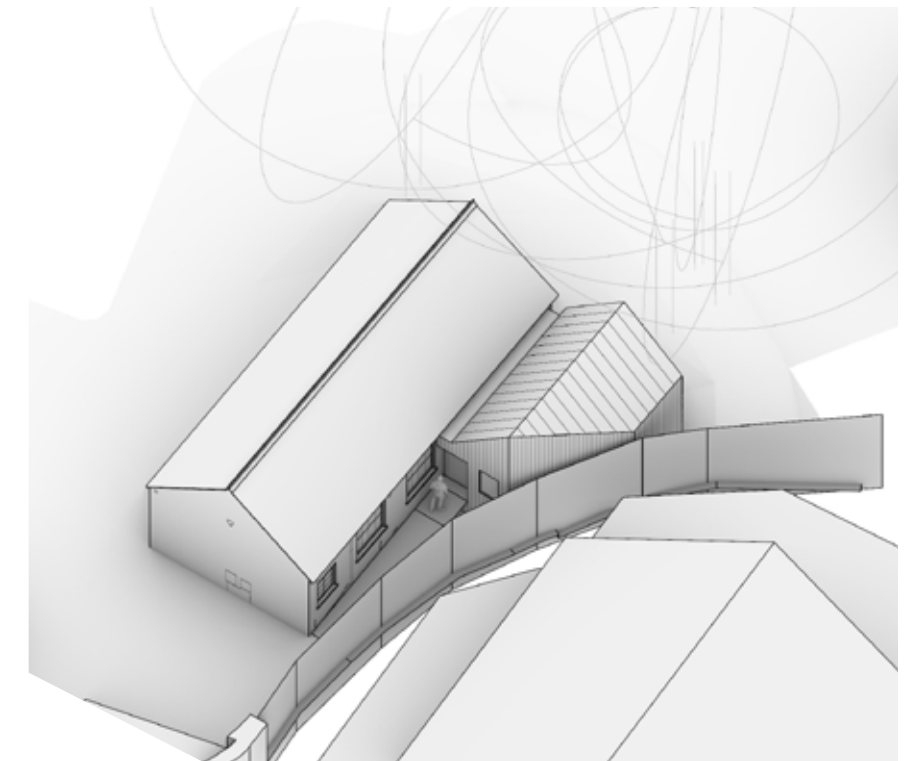


Fig.47 Option 2- Parallel ridge with tapered verge

5 PROPOSALS

Option 3

- Consistent width valley gutter and truncated pyramid rooflight
- Gable form to party wall line

Option 4

- As option 3 but with consistent eaves line
- Triangulated 5th side to pyramidal rooflight

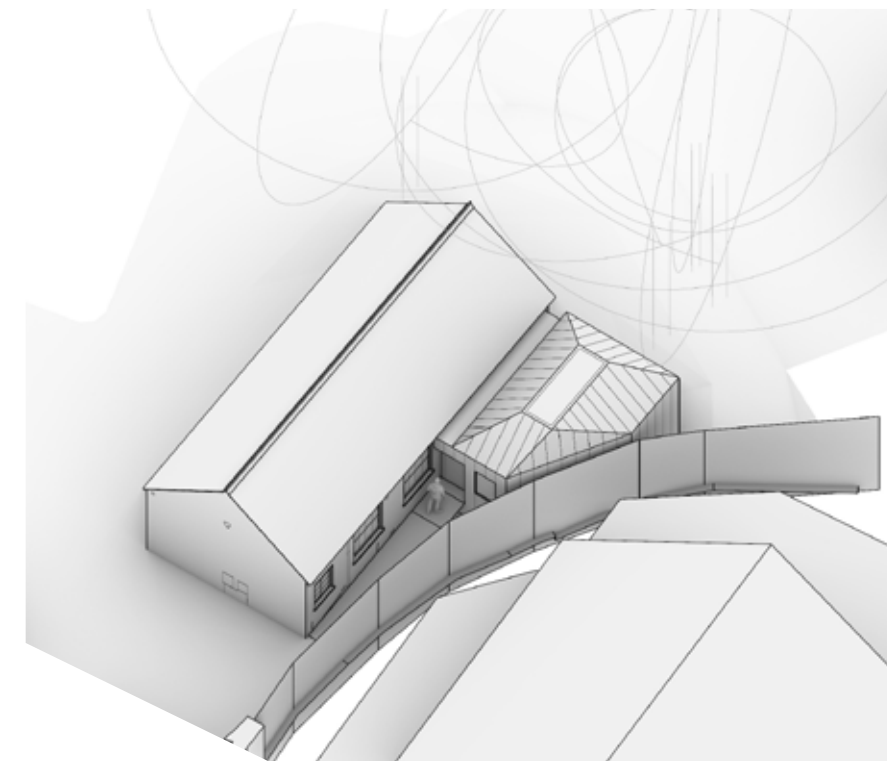
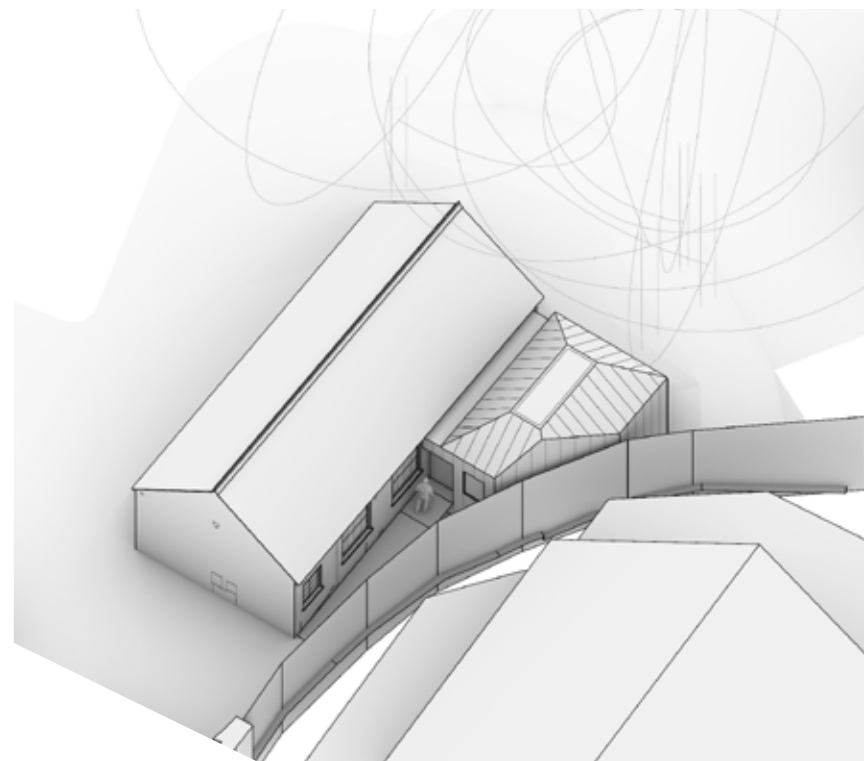


Fig.48 Tapered pyramidal roof lantern

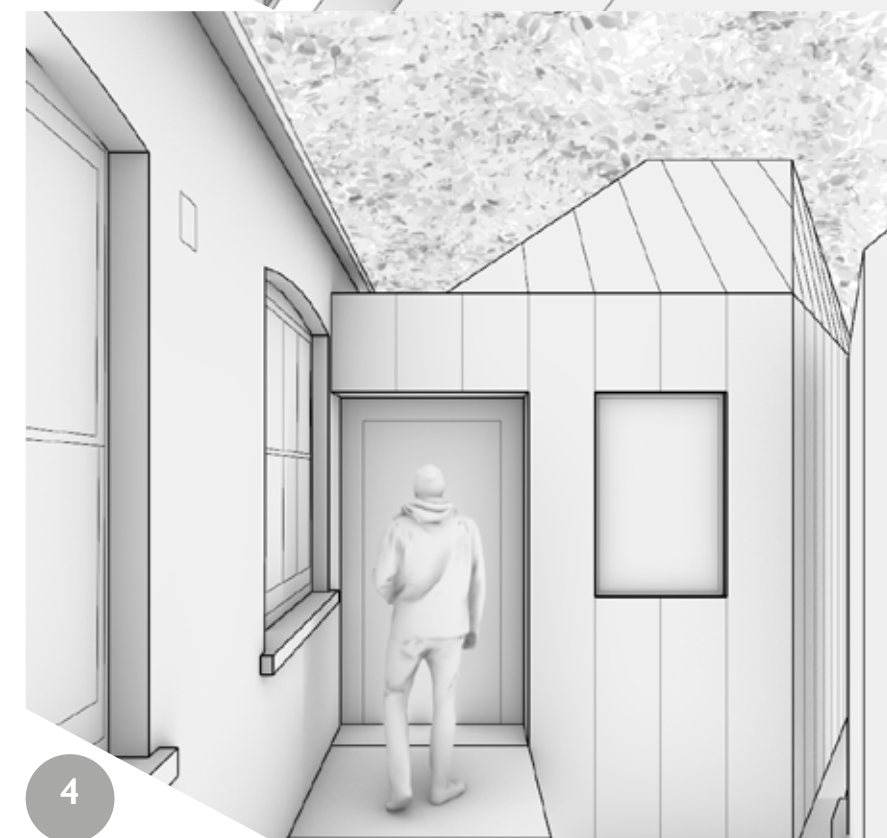


Fig.49 Five sided pyramidal roof lantern

5 PROPOSALS

5.3 SCALE & HEIGHT

The proposal considers all adjacencies and looks to minimise any impact to its neighbours.

The scale and height of the building are considered in relation to others within the mews and the building form of the extension is subordinate to the main roof in height and width. In accordance with (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)' the roof line of the proposed extension minimises any impact to any neighbouring properties

5.4 ACCESS

Internally and externally the principal storey has been designed to accommodate current building regulation Part M4 (2). Additionally ceiling heights are maintained at 2.5m minimum where permissible.

5.5 OVERLOOKING

Both proposed openings in the existing building and fenestration in the proposed extension have been carefully considered.

A number of measures are therefore being considered within initial proposals:

- Introduction of rooflights in strategic location for significant additional daylighting without introducing overlooking risks or light spillage
- Provide windows that are sufficient distance away, (18m min) or hidden from direct view of the neighbouring properties
- Provide clerestory windows minimum 1.7m above finish floor level internally

5.6 AMENITY SPACE

The extension still maintains sufficient garden space to the existing house 4 Connaught Mews as outlined below.

The proposed site reduces the overall area of the garden to 4 Connaught Mews but the area of garden maintained is still much greater than 50% of the original.

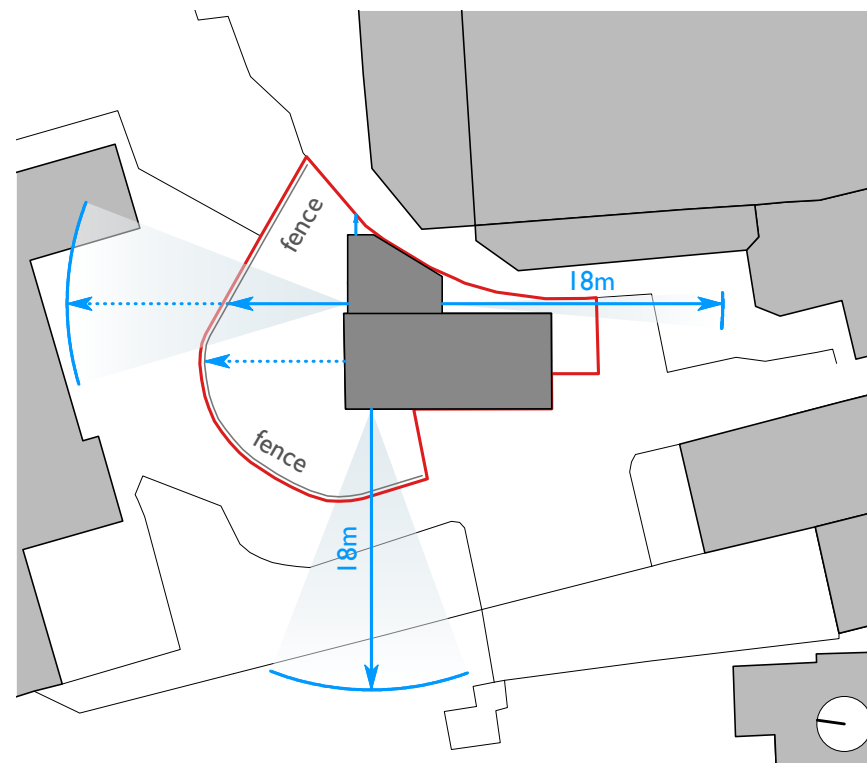


Fig.50- Minimising overlooking with proposed fenestration and boundary treatment

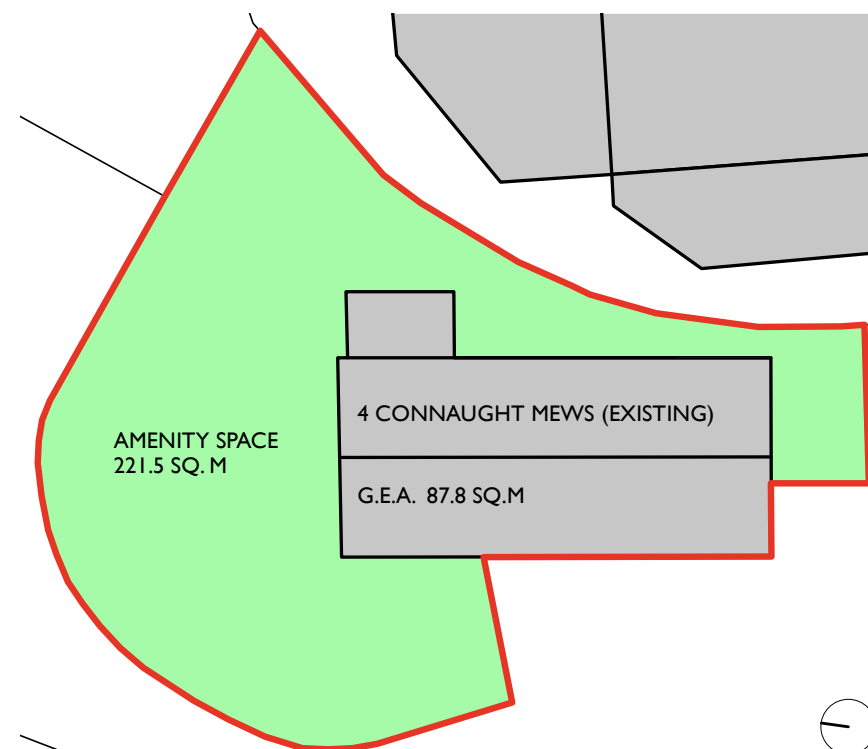


Fig.51- Existing amenity space

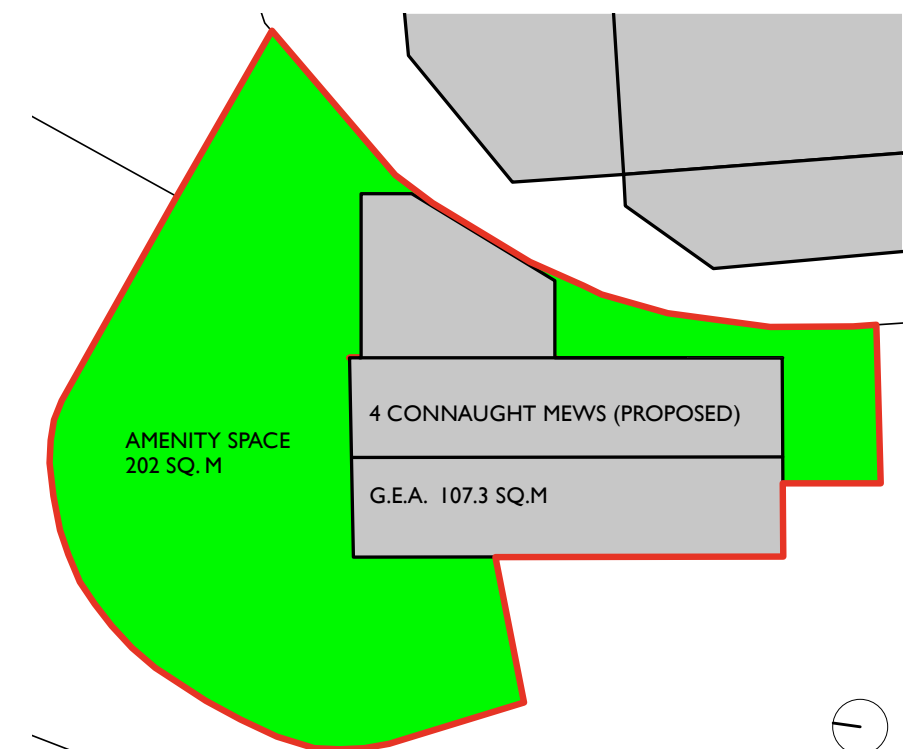


Fig.52- Proposed amenity space

5 PROPOSALS

5.7 MATERIALS- EXISTING

The proposal maintains and refurbishes the main building, upgrading the roof insulation to bring it up to current performance requirements. Existing slates will be replaced with natural slates to match existing.

The decorative terracotta ridge tile will be replaced with the upgraded roof to accommodate a lead covered roof ridge ventilator.

Existing single glazed sliding sash windows are proposed to be replaced with visually like-for-like equivalent timber framed triple glazed elements that maintain the slim profile of the current timber windows and preserve the overall look of the building. Existing brickwork and render will be maintained and repaired where necessary.

5.8 MATERIALS- EXTENSION

The predominant material within Hampstead conservation area is red or gault brickwork. The existing building to be retained is predominantly gault brick with partial rendered areas.

Due to the nature of the foundations required for construction in close proximity to trees, the facade of the proposed extension will need to float above external ground level to allow tree roots to breathe beneath. The proposed zinc cladding material therefore floats above the landscape.

Following guidance from Camden SPG and Conservation Area Appraisal, materials should be natural and of high quality. Proposed materials are outlined below and reflect this requirement:

Zinc

- A pre-patinated zinc roof material forming both wall and roof to create the cladding surface for the new extension attached to the existing masonry block.

Slates

- Natural slates are proposed to replace existing roof slates to the existing house pitched roof

Timber Cladding

- Hardwood timber cladding provides a natural weathered finish to the entrance and sauna outbuilding.



Fig.53- Existing slates to be replaced with new natural slates to match existing



Fig.54- Pre-patinated zinc cladding to external wall and roof cladding



Fig.55- Hardwood timber cladding to some proposed wall and decking surfaces

5 PROPOSALS

5.9 OVERVIEW OF PROPOSAL

Site approach

The main body of the house is maintained and the later flat roofed brick entrance removed in lieu of a new pitched extension wing.

The four Category B trees on the site are retained and 2 category C trees removed in lieu of the new extension located so as to minimise impact to the neighbours and modest in scale.

Refurbishment

Proposals to the existing house refurbishment include the replacement of the roof slates with matching natural slate. New conservation rooflights are proposed to the west-facing elevation. The roof will also be upgraded and roof ventilation added to eaves and ridge and painted fascias also provided. Windows are to be replaced with triple glazed white painted triple glazed timber frames to match existing in appearance. New french doors are provided to an enlarged opening on the west elevation with timber steps leading to an access deck and improved access to the rear garden.

Proposed new wing

The proposed new wing is composed of high quality materials and features a pyramidal roof lantern with a structurally glazed flat rooflight and pre-patinated zinc roofing and wall cladding alongside powder coated slim profile aluminium windows and doors. The proposed gable end facing the boundary is finished in painted render.

The entry area is accessed via a new accessible powder coated aluminium ramp and the approach also features timber cladding. A painted steel stair to the rear leads to the garden landscape beyond.

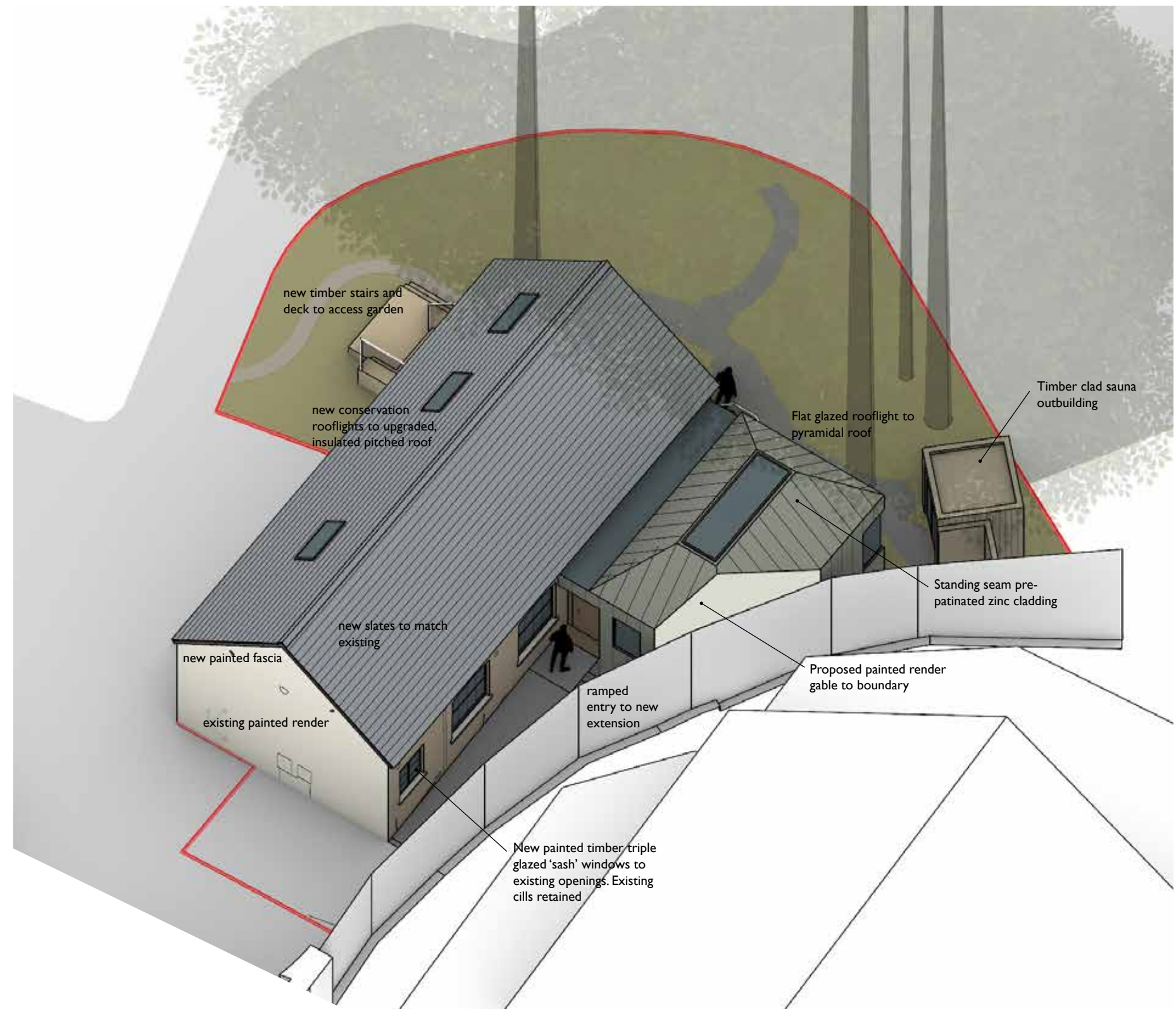


Fig.56- Axonometric overview of proposed extension

5 PROPOSALS

5.10 PRE-APP FEEDBACK

A pre-application submission was made to LB Camden in April 2025 outlining an approach to the proposed extension and including an initial arboricultural report and pile and void strategy.

A response was issued by Sofie Fieldsend of LB Camden dated 6 June 2025- refer appendix. Summary outlined below:

- In the initial assessment there was no objection to the demolition of the existing side wing nor the erection of an extension which was deemed 'modest' in scale
- Further information regarding the elevations and status of the boundary wall and grade II listed curtilage were requested and this has been provided in the full plans application information above.
- In response to a query regarding the material treatment of the gable elevation to the boundary with the armoury, this elevation will now be finished in painted render to match the rendered gable end of the existing building south elevation.
- Preliminary details of proposed replacement timber windows have been provided as requested.
- A comprehensive arboricultural impact assessment has now been provided under separate cover, including a tree report, arboricultural method statements and tree protections measures. A summary of this document is outlined both in the body and within the appendix of this report.
- Land contamination risk raised in the response is also duly noted.

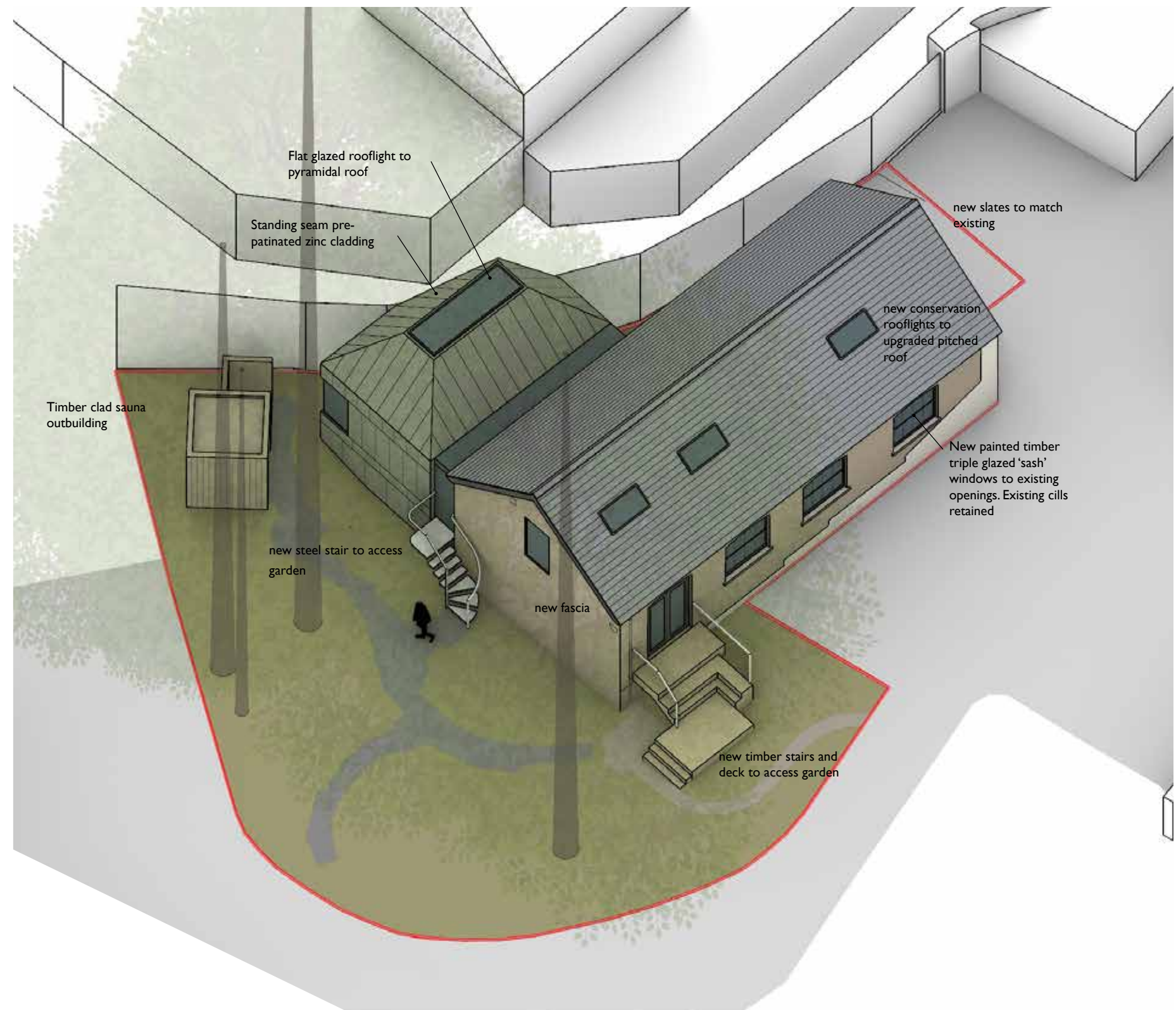


Fig.57- Axonometric overview of proposed extension

5 PROPOSALS

5.11 LANDSCAPE

Context

The existing garden features extensive tree root infestation of site causing dry, impoverished soil. There are low light levels due to the mature tree canopy. The proposed landscape utilises the retained existing mature pines of good quality to form a woodland edge.

Brief

The priority is linking the building with its external environment in an attractive and sustainable way. The landscape is currently open so the ambition is to create levels of privacy and security for residents and retain light levels and space enjoyed by neighbouring houses, forming appropriate and neighbour-friendly boundaries.

Approach

This is accessed with a meandering pedestrian route, utilising the new access points introduced into the garden. A stone path using individually selected giant flat step stones, inter-connected with tessellated cut shapes of the same stone would be laid in a curved arrangement.



Fig.58- Proposed pathways to garden



Fig.59- Proposed garden landscape

5 PROPOSALS

Landscape features

Across and around the space some non-planted natural elements of stone, tree root, moss/lichen covered boulders are used to occupy ground which is non-receptive to planting.

Existing planted boundaries will be neatened and boosted with appropriate mulch/fertiliser. Supplementary screening will be achieved through the addition of pressure-treated round softwood timber posts with a coloured stain to match the zinc cladding material.

Planting

Where planting can be achieved, the woodland narrative continues through the use of shade-tolerant species where required which withstand dry conditions. Some more colourful planting will be possible around the sunnier south deck area.



Fig.60- Moss-enhanced boulders to create directional change, or to block a boundary sight line.



Fig.61- Rounded posts to the boundary instead of a fence to create broken line



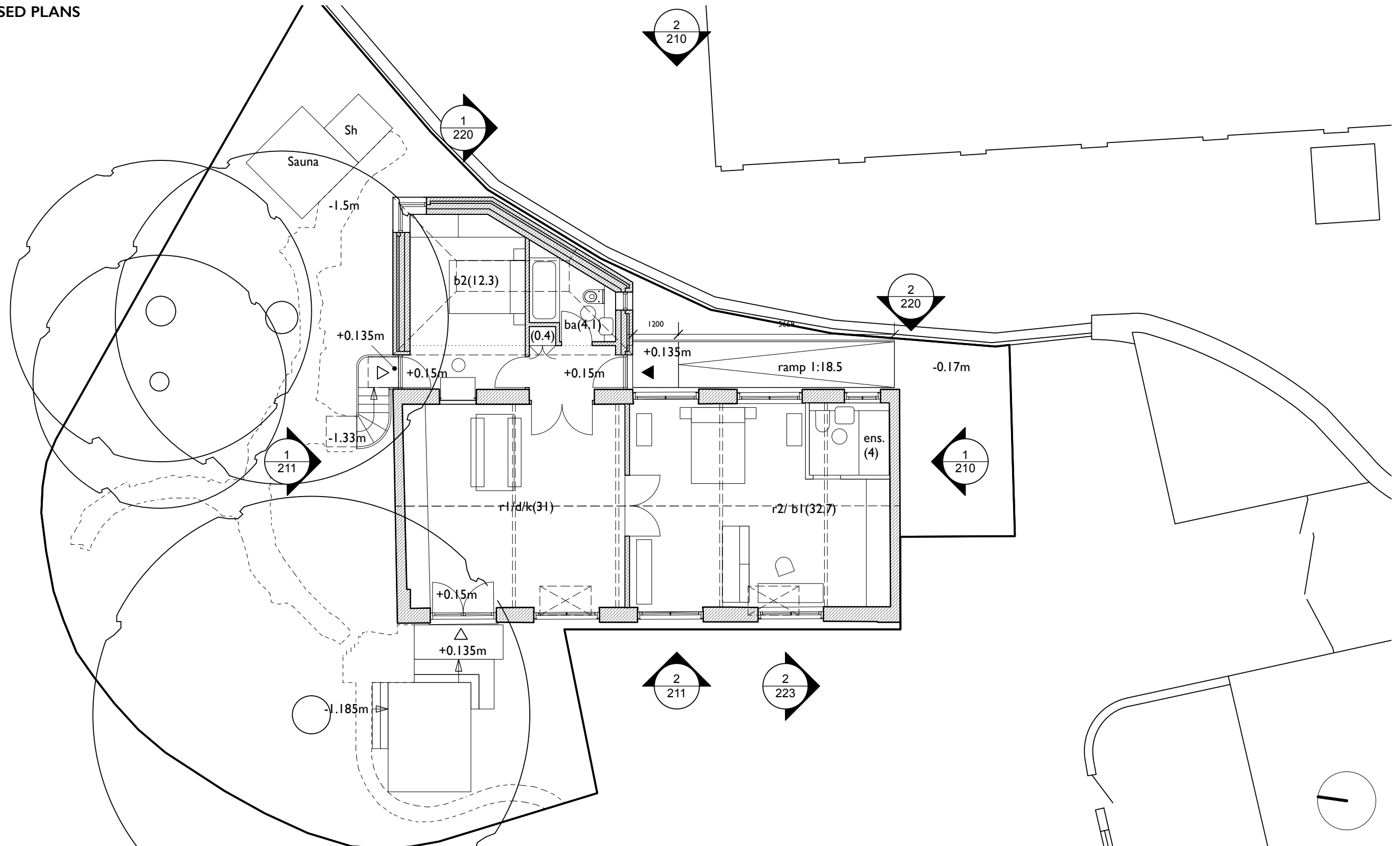
Fig.62- Shade tolerant planting

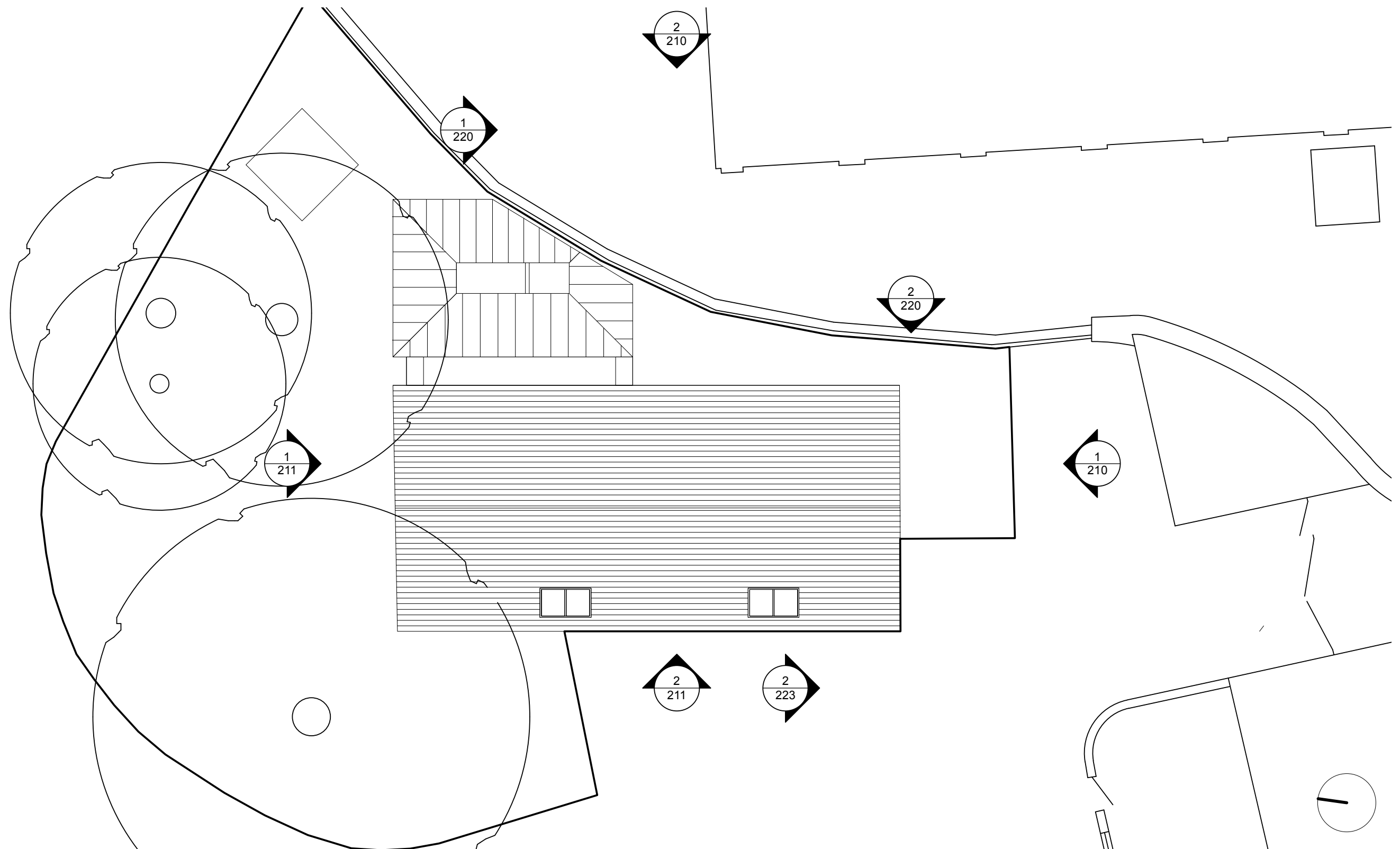


Fig.63- Planting to sunnier areas such as Verbena, Allium, Perovskia

5 PROPOSALS

5.12 PROPOSED PLANS

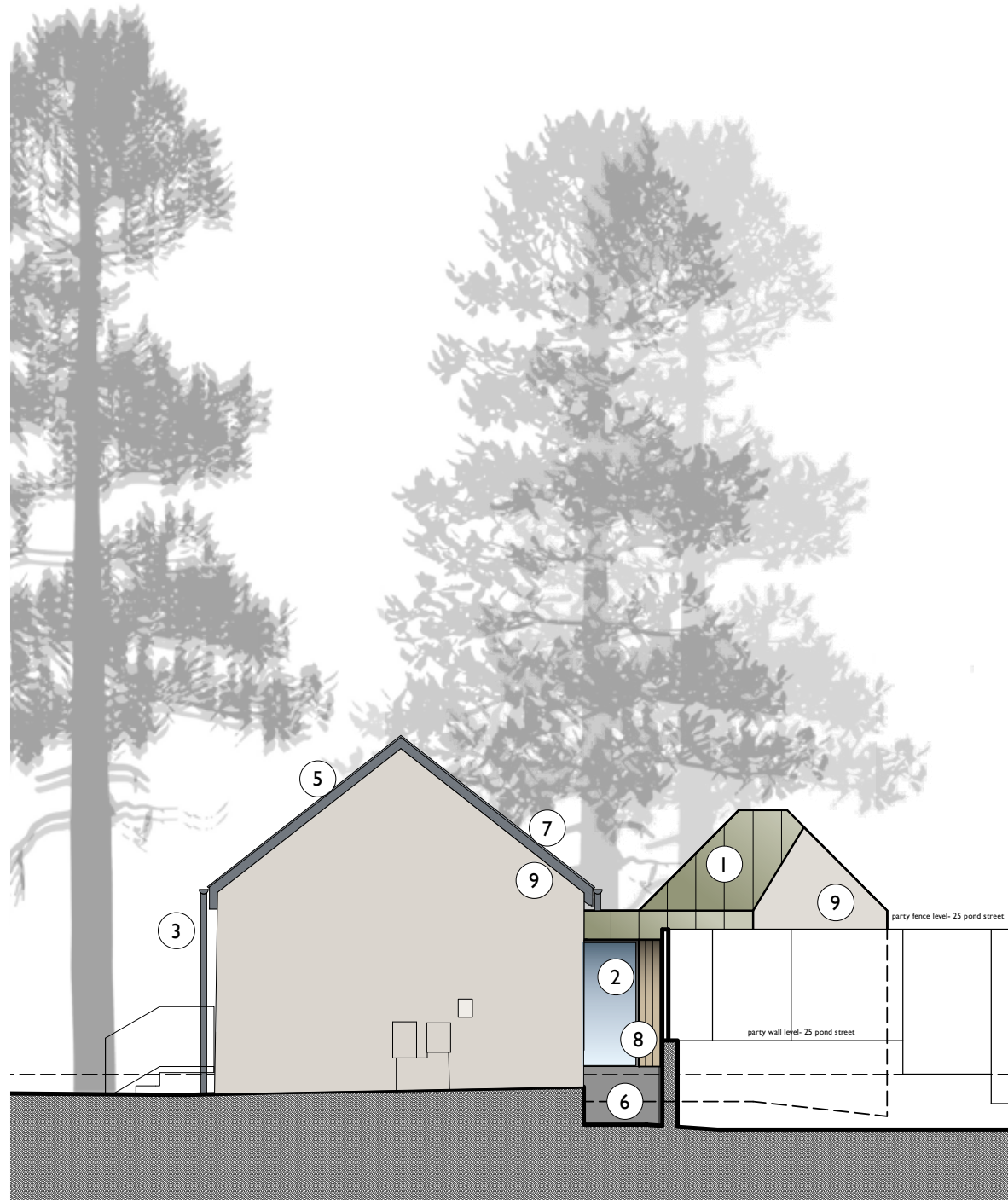




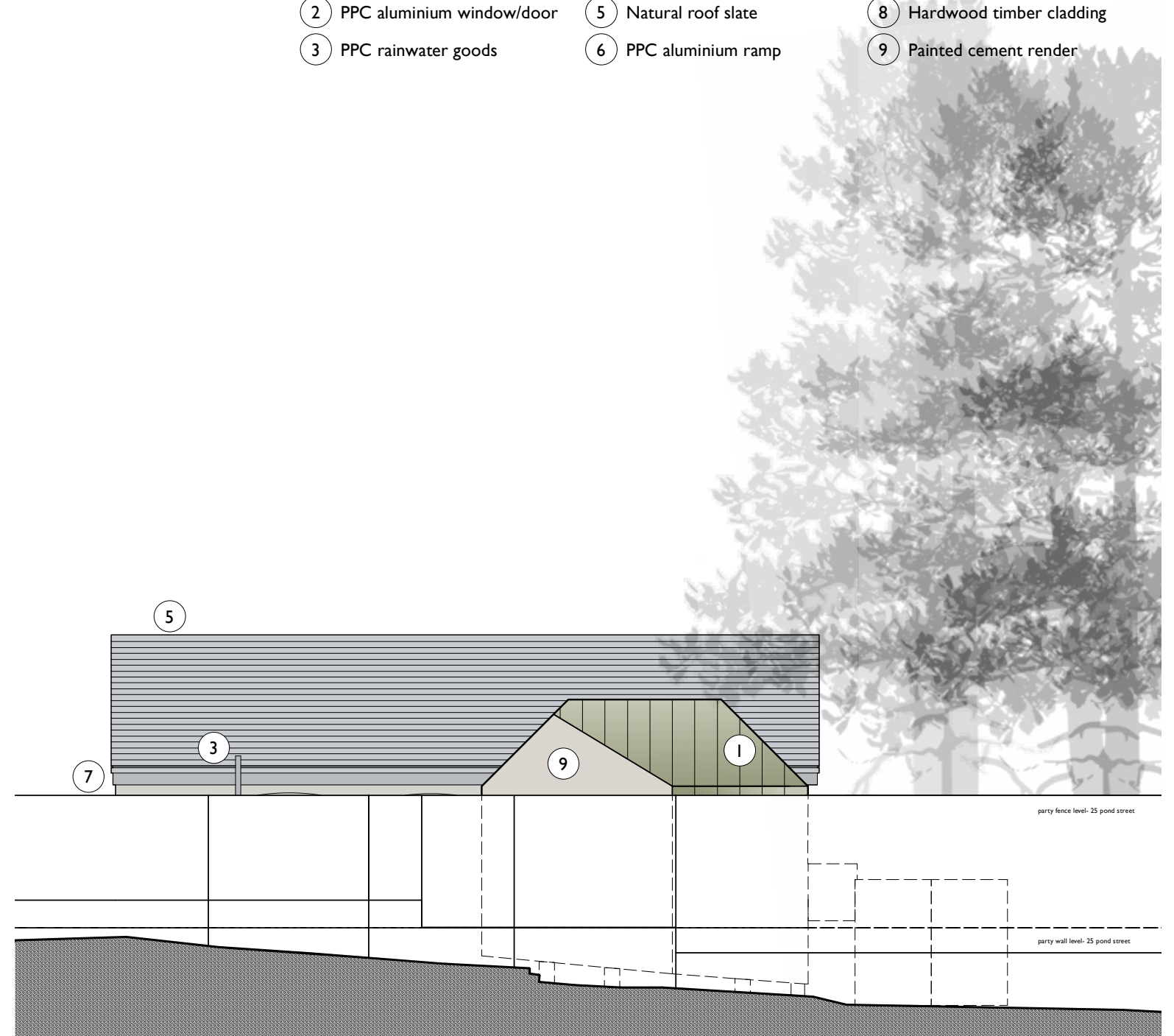
5 PROPOSALS

5.13 PROPOSED ELEVATIONS

- | | | |
|-------------------------------|-------------------------|----------------------------|
| ① Pre-patinated zinc cladding | ④ Painted timber window | ⑦ Painted timber fascia |
| ② PPC aluminium window/door | ⑤ Natural roof slate | ⑧ Hardwood timber cladding |
| ③ PPC rainwater goods | ⑥ PPC aluminium ramp | ⑨ Painted cement render |



① South Elevation as Proposed

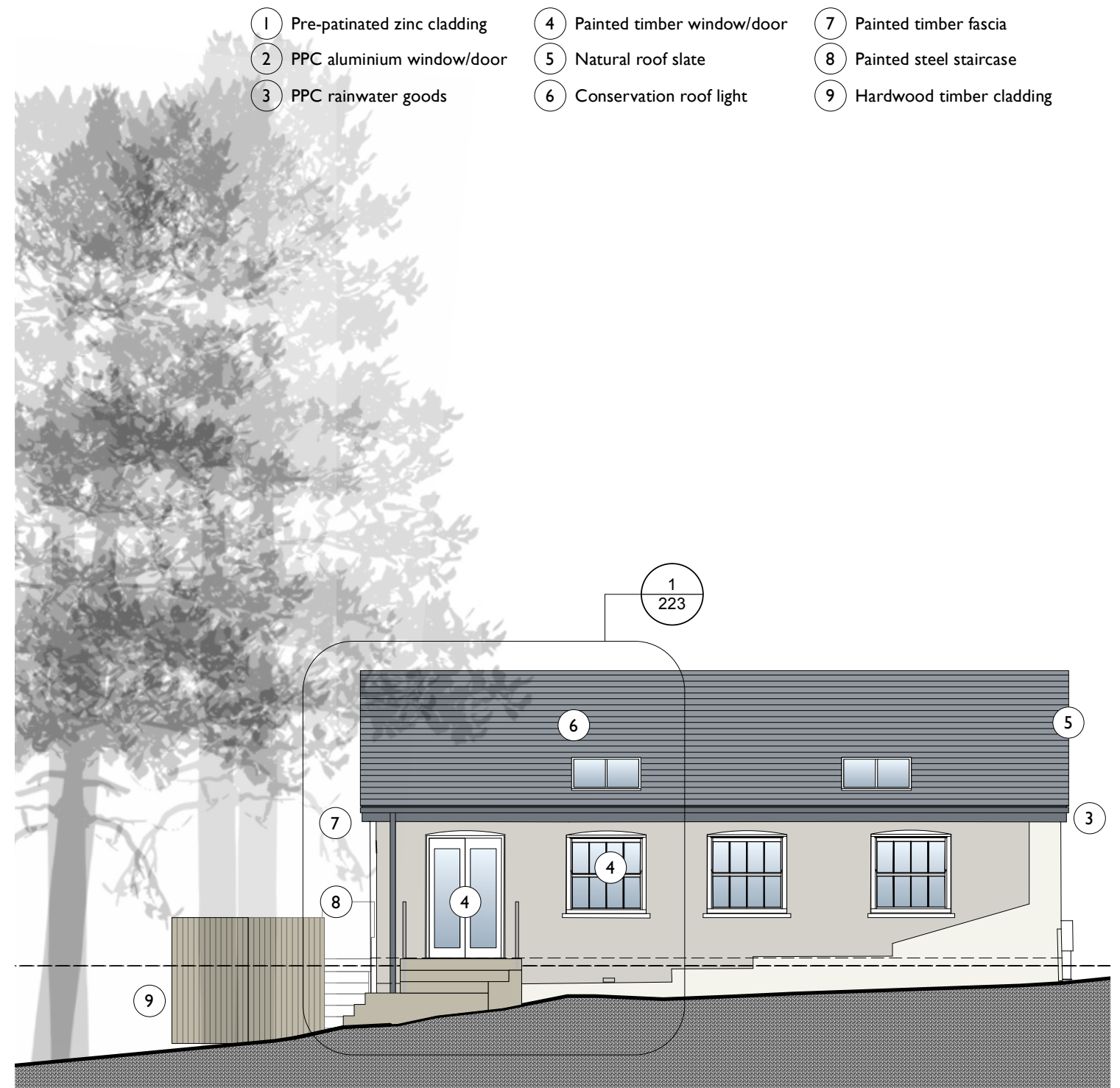


② East Elevation as Proposed

5 PROPOSALS



3 North Elevation as Proposed

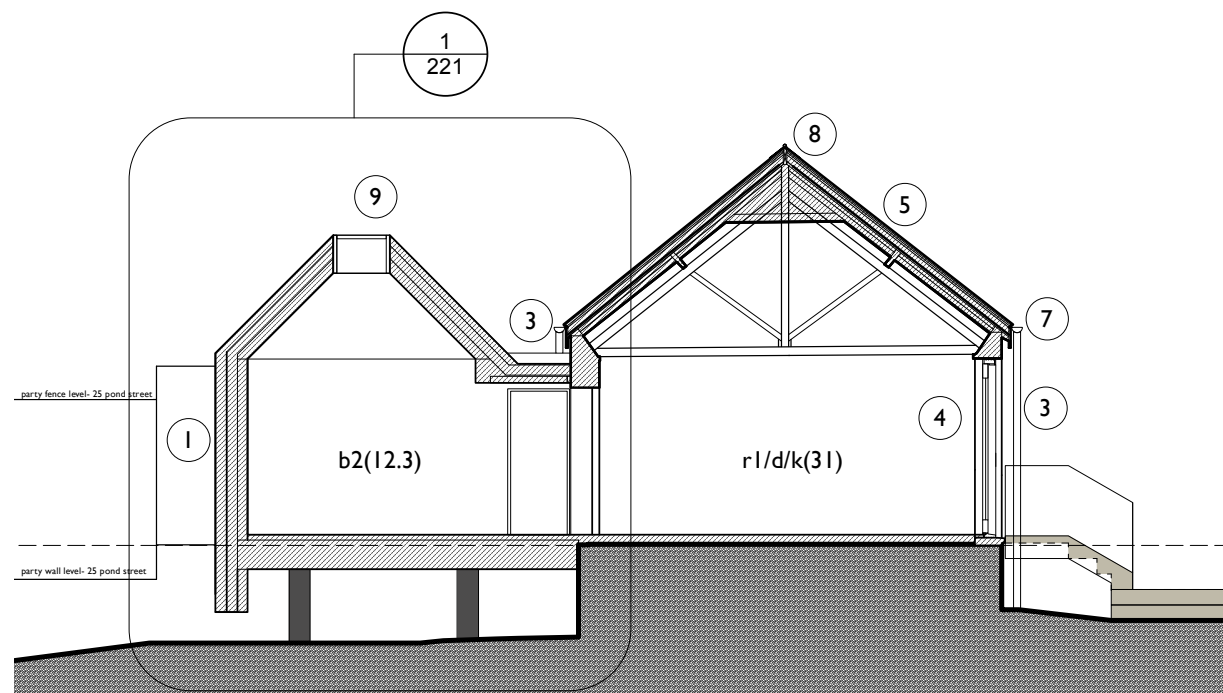


4 West Elevation as Proposed

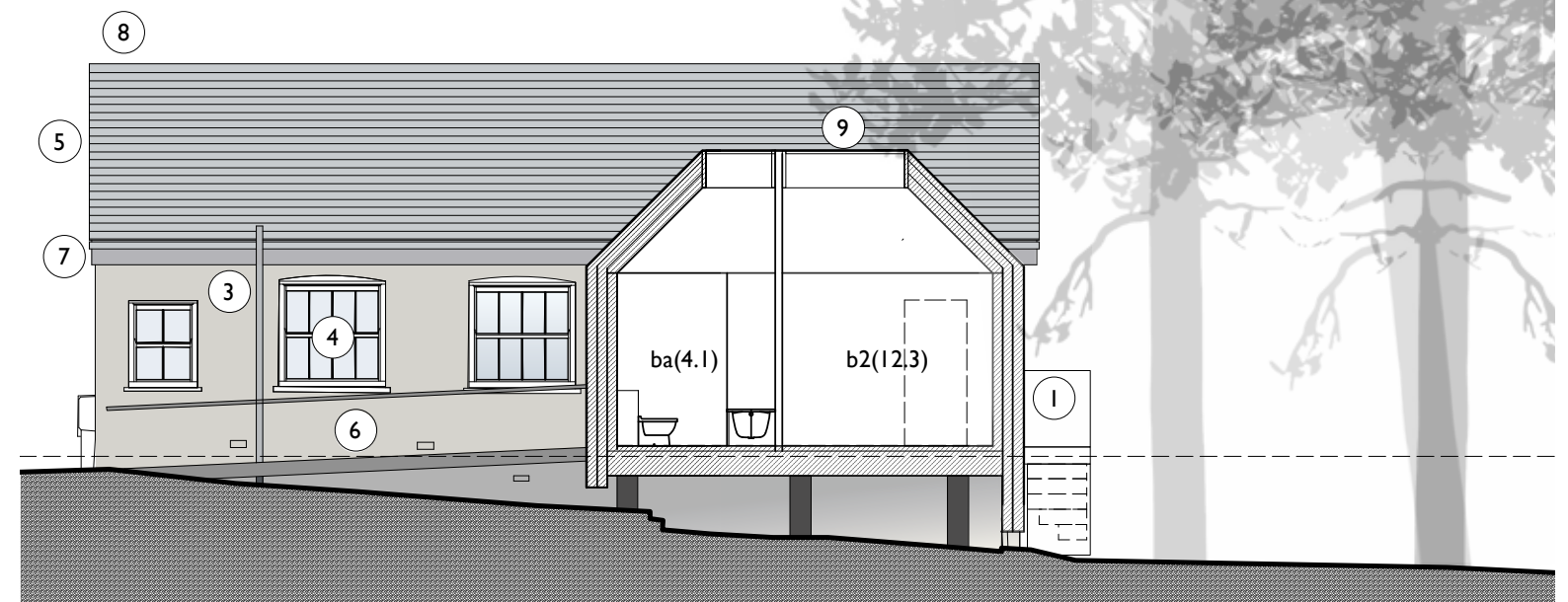
5 PROPOSALS

5.14 PROPOSED SECTIONS

- | | | |
|-------------------------------|------------------------------|-----------------------------------|
| ① Pre-patinated zinc cladding | ④ Painted timber window/door | ⑦ Painted timber fascia |
| ② PPC aluminium window/door | ⑤ Natural roof slate | ⑧ Lead ventilated ridge |
| ③ PPC rainwater goods | ⑥ PPC Aluminium ramp | ⑨ PPC Structural glazed rooflight |



1 Section A as Proposed

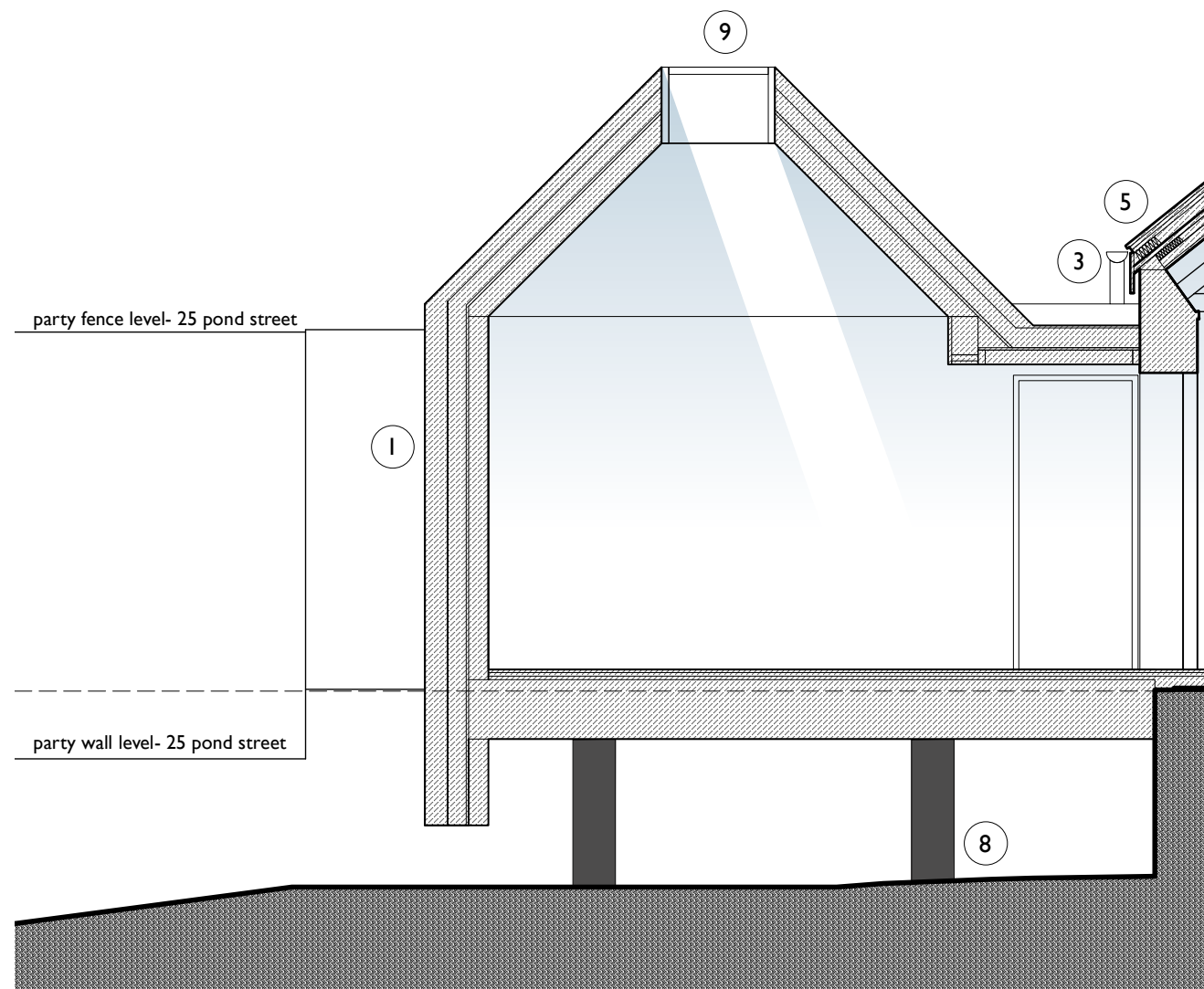


2 Section B as Proposed

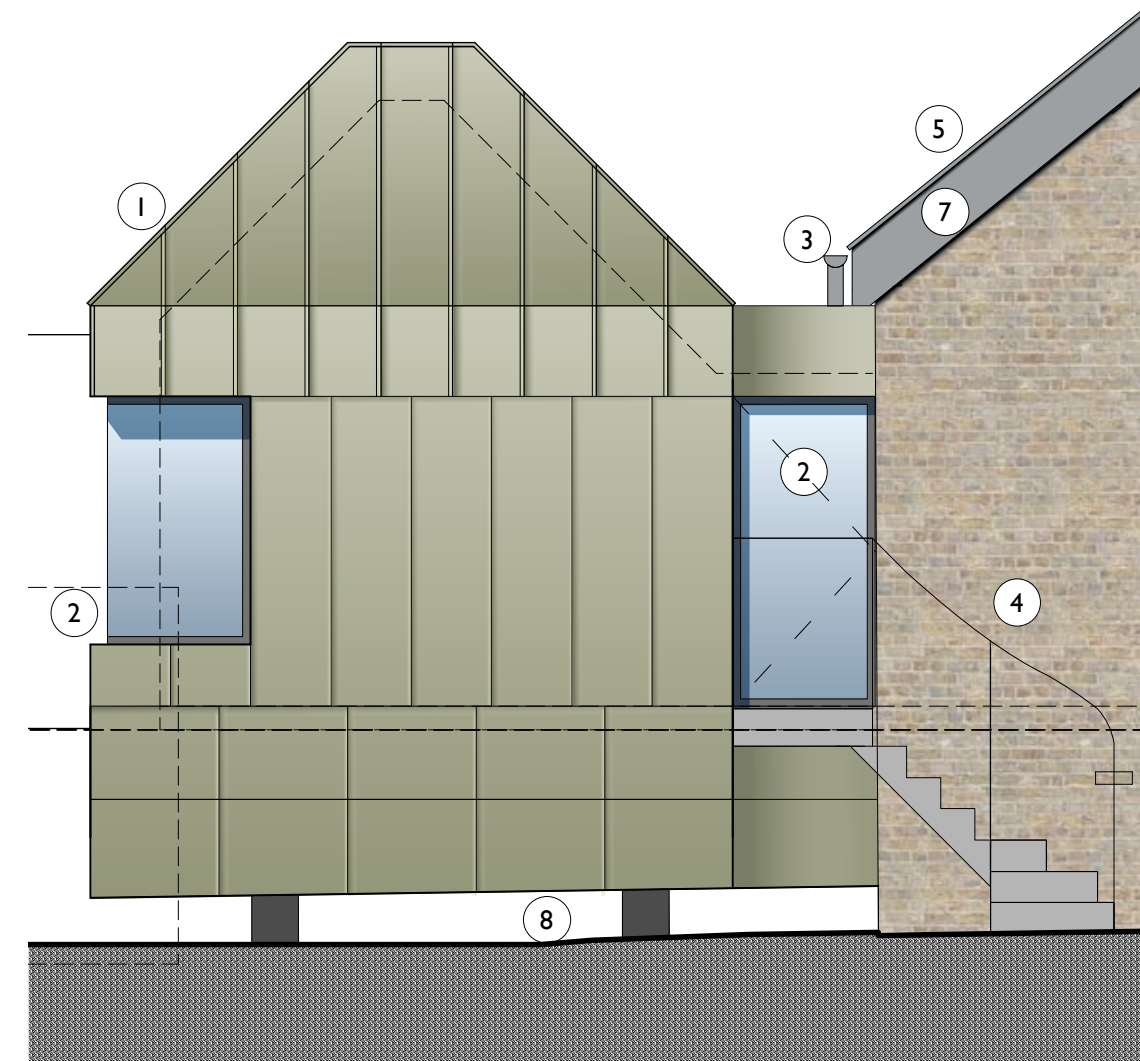
5 PROPOSALS

5.15 PROPOSED DETAILS- EXTENSION

- | | | |
|-------------------------------|---------------------------|-------------------------------------|
| ① Pre-patinated zinc cladding | ④ Steel/ glass stair | ⑦ Painted timber fascia |
| ② PPC aluminium window/door | ⑤ Natural roof slate | ⑧ Support leg/ screwpile foundation |
| ③ PPC rainwater goods | ⑥ Conservation roof light | ⑨ PPC Structural glazed rooflight |



1 Detail Section A as Proposed



2 Detail Elevation as Proposed

5 PROPOSALS

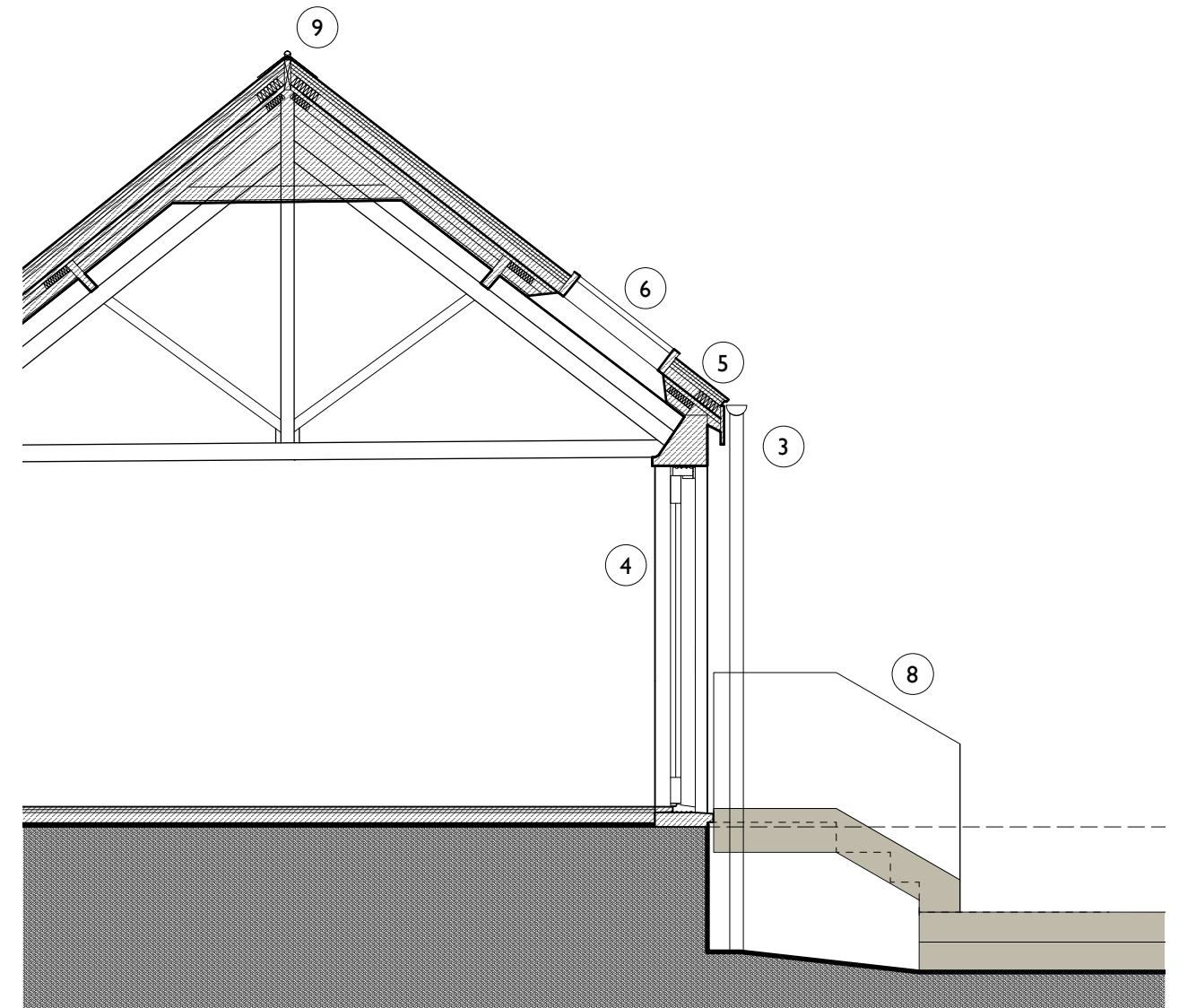
5.16 PROPOSED DETAILS- REFURBISHMENT

- | | | |
|-------------------------------|-------------------------------|-----------------------------------|
| ① Pre-patinated zinc cladding | ④ Painted timber window/ door | ⑦ Painted timber fascia |
| ② PPC aluminium window/door | ⑤ Natural roof slate | ⑧ Timber garden steps and seating |
| ③ PPC rainwater goods | ⑥ Conservation roof light | ⑨ Lead ventilated ridge |



1

Elevation as Proposed



2

Section A as Proposed

6.0 ARBORICULTURAL REPORT

The tree survey was carried out by Graeme Drummond CMLI FARborA of Open Spaces on 5 March 2025 that also formed part of the pre-application in April 2025.

An arboricultural impact assessment was prepared on 29th August 2025 and forms an appendix to this application. Both tree reports are set out in accordance with BS 5837:2012

6 No. trees growing within the garden area of 4 Connaught Mews were identified and recorded.

- Trees T5 & T6 have been identified as category C1 grade within the proposal to be removed in lieu of a small extension to the existing building as outlined above.
- T5 is a Cypress and was assessed as C1 grading and therefore of low quality and value
- T6 is a honey locust and was also assessed as C1 grading and therefore of low quality and value
- In conclusion trees T5 & T6 are proposed to be removed to allow for the development
- Arboricultural method statements have also been provided

Open Spaces have also provided recommendations for the construction of proposed foundations within the RPA of any retained tree. Refer also to the full document appended to this application for further details.

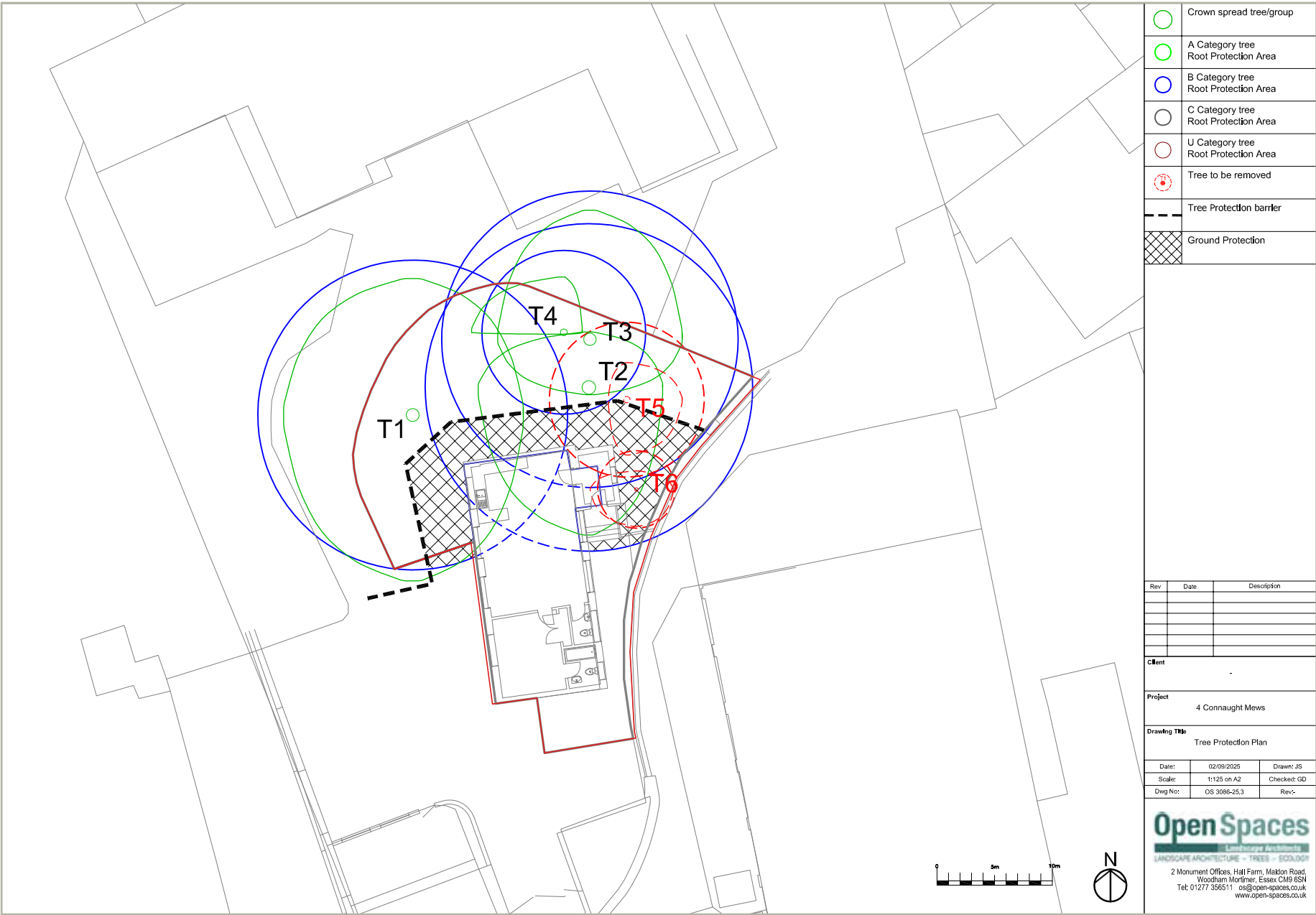


Fig.50- tree protection plan

Tree Ref. No.	Tag No.	Tree Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height to First Branch and orientation (m)	Height of Crown Clearance (m)	Age class	Physiological Condition	Estimated remaining contribution	Category Grading	Root Protection Area (radius m)	Root Protection Area (m2)
					N	E	S	W								
T1	---	Atlantic cedar	17.0#	700	7.4	6.0	9.0	7.0	4.0 E	4.0	M	Normal	>20	B1	8.4	222
General Observations - Growing within garden area adjacent to neighbouring houses and driveways - Branches cut back on south and east sides due to close proximity to no. 4 Connaught Mews - Minor storm damage within crown Proposed Tree Works ---																
T2	---	Pine	18.0#	740	3.0	4.0#	8.0	6.0	4.0 NW	5.0	M	Normal	>20	B1	9.0	255
General Observations - Growing within garden area adjacent to neighbouring houses and driveways - Co-dominant trunks originate at 2m above ground level Proposed Tree Works ---																
T3	---	Pine	18.0#	670	7.0#	5.0#	3.0	5.0	4.0 N	5.0	M	Normal	>20	B1	8.1	206
General Observations - Growing within garden area adjacent to neighbouring houses and driveways Proposed Tree Works ---																
T4	---	Pine	17.0#	370	3.0	1.0	0	5.0	3.0 N	3.0	M	Normal	>20	B1	4.5	64
General Observations - Growing within garden area adjacent to neighbouring houses and driveways Proposed Tree Works ---																

Fig.51- excerpt from tree report p12

Tree Ref. No.	Tag No.	Tree Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height to First Branch and orientation (m)	Height of Crown Clearance (m)	Age class	Physiological Condition	Estimated remaining contribution	Category Grading	Root Protection Area (radius m)
					N	E	S	W							
T5	---	Cypress	12.0	350	2.0	3.0	3.0	1.0	4.0 S	3.0	M	Normal	>20	C1	4.2
General Observations - Growing within garden area adjacent to neighbouring houses and driveways - Co-dominant stems originate at 1.5m above ground level Proposed Tree Works ---															
T6	---	Honey locust	7.0	175	1.0	2.0	2.0	2.5	2.0 W	2.0	M	Normal	>10	C1	2.1
General Observations - Growing beneath crown of T2 Proposed Tree Works ---															
Table 2 Tree Report															

Fig.52- excerpt from tree report p13

7.6.4 Constructing Foundations of Building – Pile and Void

- i) No strip foundation will be laid within the RPA of any retained tree unless following the footprint of an existing strip foundation.
- ii) Any shrubs or other vegetation within the footprint of the building will be removed and any grass sward will be stripped off to a maximum depth of 25mm.
- iii) Micro-piles, including helical screw piles (100mm diameter or less) will be inserted into the ground. The upper section of the pile will remain proud of the surrounding ground.
- iv) A glulam ring beam to be fixed to the pile caps. No part of the ring beam to be in contact with the underlying soil. A minimum of 50mm gap to be retained between the underside of the ring beam and the existing ground level. A steel ring beam may be used instead of glulam and bolted to the pile.
- v) The ring beam may include internal beams as required by the Project Engineer. These beams will be fixed as per paragraph (iv) above.
- vi) The footprint within the area occupied by the ring beam will be de-compacted prior to any further works using a pressurised gas injection system carried out by a competent and experienced company. On no account will any vehicle or pedestrian pass over the de-compacted soil nor any material be stored or mixed on it.
- vii) Roof water from the extension roof will be ducted to below the footprint of the extension via guttering, downpipe and a leaky pipe system. The leaky pipe system to be laid prior to the laying of any clay former or floor.
- viii) The existing soil surface around the proposed building(s) may be contoured to allow suitable levels for paths approaching thresholds.
- x) On completion of the works, the roof water downpipe to be connected to the leaky pipe system.

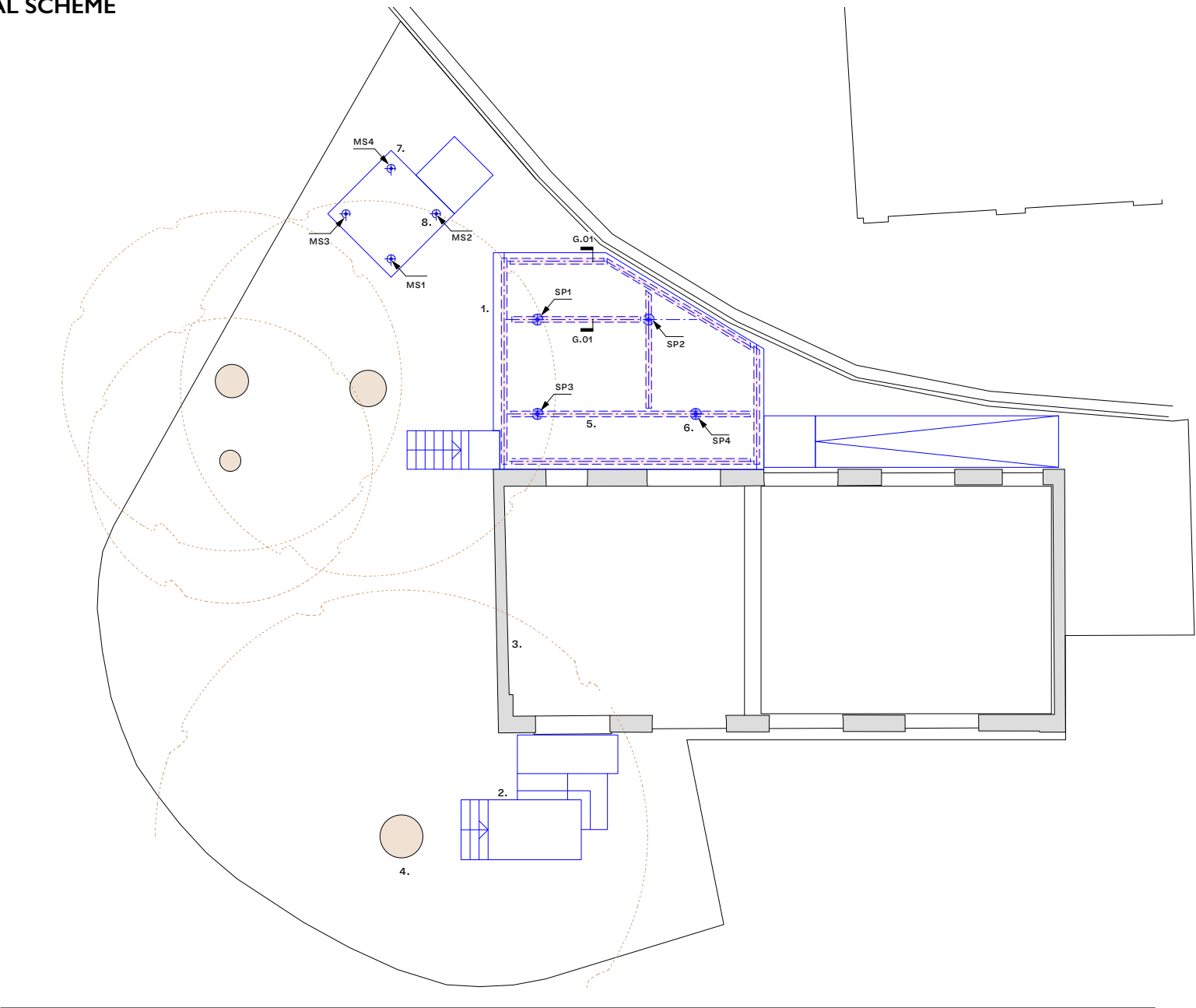
7.6.5 Constructing Pathways etc.

- i) All surfacing and re-surfacing works must be agreed with the LPA prior to starting and to be in accordance with BS 5837:2012.
- ii) It will be possible within turf and soil areas to remove the upper humus layer to include loose organic matter and/or turf (max. 25mm depth) prior to laying the base course using hand tools or a mechanised turf stripping machine only.
- iii) Construction of any hard surface is to be carried out by working off the existing hard surface and/or temporary ground protection in accordance with paragraph 8.3. As the new surface is laid, this may be driven on or worked off providing there is no deforming of the surface or any compaction of the underlying soil.
- iv) Construction of hard-standing within the RPA must be carried out using a no-dig method, incorporating a free draining base of open gravel without fines. The wearing course should allow the free passage of air and rainwater but must not contain any fines. Refer to Arboricultural Advisory and Information Service (AAIS) Practice Note APN 12 'Through the trees to development'.
- v) Once the humus layer has been removed, a permeable geotextile membrane must be laid over the exposed soil to prevent any mixing of the imported base or sub-base material with the underlying soil.
- vi) A cellular containment system will be laid over the geotextile membrane with no-fines gravel laid to fill the voids of the containment cells.
- vii) A second permeable geotextile layer is laid over the cellular containment system to prevent any mixing of the no-fines gravel and the material used as the base for the wearing course e.g. sharp sands, mortars, gravels before laying the wearing course.
- viii) The wearing course must be permeable thereby allowing air and water to penetrate to the underlying rooting area.
- ix) A rigid edge may be required to contain the hard standing such as a wooden edge pegged to the ground, a railway sleeper pinned to the ground or a gabion.

Fig.53- excerpt from tree report p.21/22

6 APPENDIX

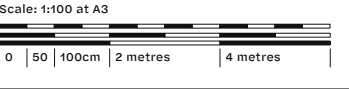
6.1 STRUCTURAL SCHEME



- General Notes:
- This drawing is to be read in conjunction with all architect's information and client requirements. Refer to drawing 500 for general structural notes.
1. Indicative outline showing profile of new raised single storey side extension supported off raised grillage of support beams as shown.
2. Indicative outline of new external decking / landscaping areas – refer to architect / landscape drawings for information and details.
3. Indicative shaded outline showing profile of existing retained perimeter loadbearing masonry external walls to existing single storey building.
4. Indicative outline showing profile of existing retained trees – with existing trunk outline shown shaded and approximate canopy shown dotted for information.
5. Indicative dashed outline showing profile of raised support beams forming support grillage to floor of new single storey side extension. New support beams span back between head of stilted support legs down off head of new mini screwpiled foundations.
6. Indicative outline showing location of new mini screwpiled foundations below supporting stilted leg supports up to underside of raised ground floor level support beams as shown on section. Screw piles to be to design of specialist supplier / sub-contractor to suit loadings indicated.
7. Indicative outline showing profile of freestanding lightweight timber framed sauna outbuilding to be supported off mini ground screw foundations supporting timber framing as indicated.
8. Indicative outline showing location of new mini ground screw foundations supporting assumed raised timber framing platform to base of freestanding sauna building. Mini ground screws to design of specialist supplier / sub-contractor to suit loadings indicated.

Foster Structures
Connaught Mews

Job Number: 809
Drawing Title: Ground Floor Plan
Drawing No: 809/100
Date: 11.08.25
Revision: -
Scale: 1:100 at A3



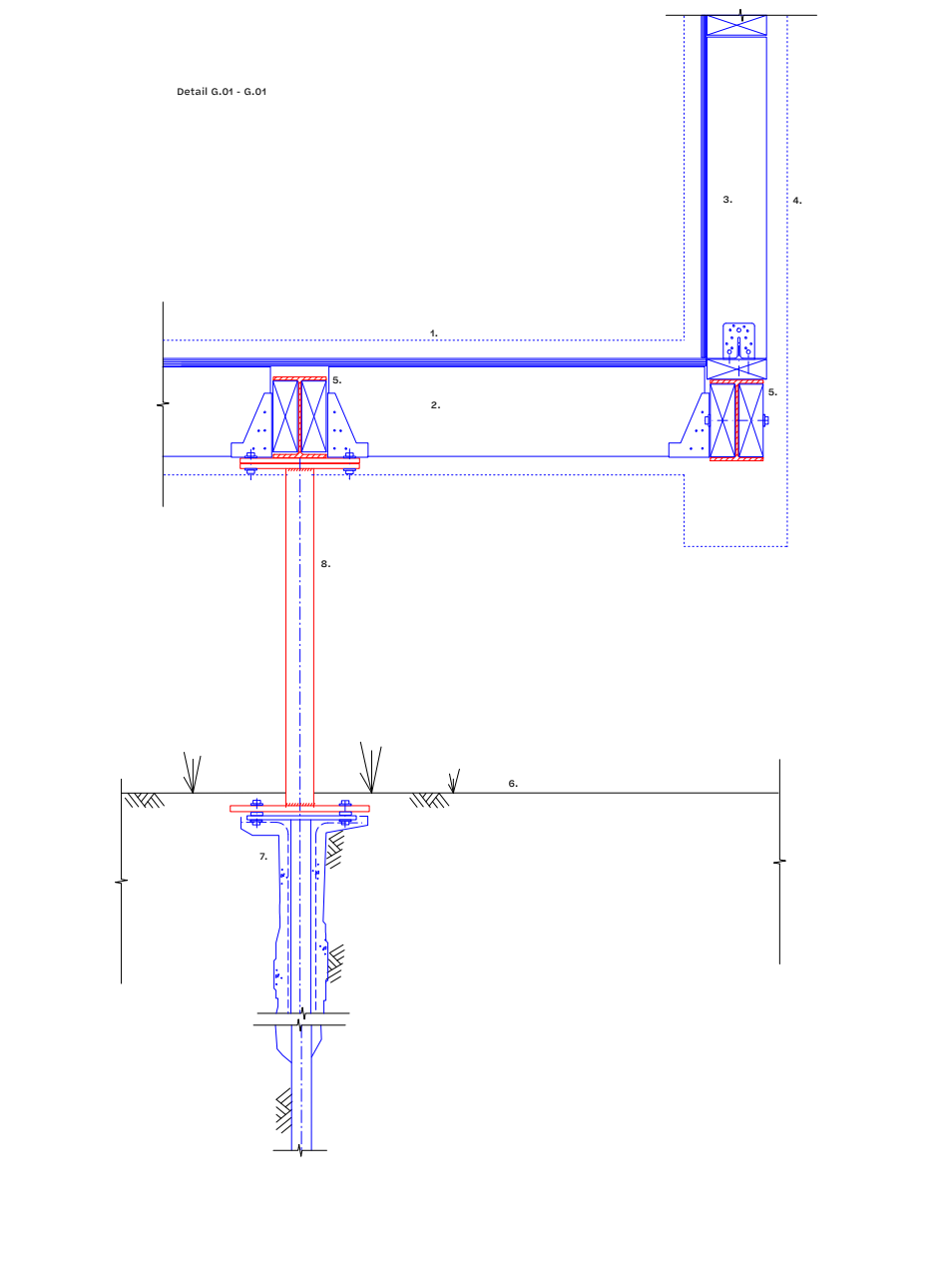
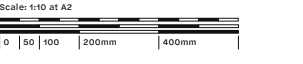
- SP Indicates location of mini screwpiled foundations to new side extension (to design of specialist piling sub-contractor) to achieve minimum characteristic dead and live load of 75kN
- MS Indicates location of mini ground screw foundations to new freestanding timber framed sauna to achieve minimum characteristic dead and live load of 10kN

Foster Structures
Unit 7A Temple Yard, London, E2 6QD

Copyright to these drawings and the designs shown therein are retained by foster structures ltd. These drawings are for information only (they should not be scaled from) all dimensions should be verified on site. Any discrepancies in the drawings should be brought to the attention of foster structures ltd. Any variations from these drawings should be approved by Foster Structures Ltd.

Foster Structures
Connaught Mews

Job Number: 809
Drawing Title: Ground Floor Details
Drawing No: 809/101
Date: 01.01.2025
Revision:
Scale: 1:10 at A2



General Notes:

This drawing is to be read in conjunction with all architect's information and client requirements. Refer to drawing 600 for general structural notes.

1. Indicative dotted outline showing assumed profile of floor finishes to new raised ground floor build-up of new side extension - refer to architect's drawings for details.

2. Indicative outline of suspended timber joisted floor build-up spanning back between side face of new support grillage of floor beams within depth of ground floor build-up. New suspended timber joists to be installed with 18mm WBP ply decking screwed down to head joists / noggins at 600mm c/c.

3. Indicative outline of loadbearing perimeter timber stud framing forming loadbearing timber stud walls of new single storey raised side extension.

4. Indicative dotted outline showing profile of external finishes to outer face of loadbearing perimeter walls / floor build-up of new single storey raised side extension.

5. Indicative outline of new cantilevering support framework grillage within depth of raised ground floor side extension forming support deck to new suspended timber joisted floor build-up and to new perimeter loadbearing timber stud walls. New framework supported off head of inset screwplates as shown.

6. Indicative assumed outline of existing external ground level.

7. Indicative outline of new mini screwplated foundation supporting stilted support legs to new raised level single storey side extension. New mini screwplated foundations to be designed by specialist piling sub-contractor to suit loading requirements indicated on G.A. drawings.

8. Outline of stilted support legs to new raised level single storey side extension. Stilted support legs to be fabricated with galvanised steel baseplate with bolted connection down to headplate of screwplated foundation and with bolted steel head plate (incorporating thermal separation break pad as required) to underside of support beams within depth of raised ground floor build-up.

Foster Structures
Unit 7A Temple Yard, London, E2 6QD

Copyright to these drawings and the designs shown therein are retained by foster structures ltd. These drawings are for information only (they should not be scaled from) all dimensions should be verified on site. Any discrepancies in the drawings should be brought to the attention of foster structures ltd. Any variations from these drawings should be approved by Foster Structures Ltd.

6.2 PRE-APPLICATION RESPONSE

1



Camden
Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

www.camden.gov.uk/planning

Date: 06/06/2025
 Our ref: 2025/1906/PRE
 Contact: Sofie Fieldsend

Email: planning@camden.gov.uk

Dear Jonathan Dawes,

Re: 4 Connaught Mews, NW3 2NW

Thank you for submitting a pre-planning application enquiry for the above property.

1. Proposal

Erection of single storey side extension and ramp. Replacement of side window with doors and installation of external stairs. Insertion of 3x rooflights.

2. Site description

The site principally comprises a detached single storey dwelling house (Class C3) located in Connaught Mews. The site is accessed from a panhandle between 21 and 23 Pond Street, which are grade II listed buildings. The Armoury building at 25 Pond Street (in use as a gym), which adjoins the application site to the south-east, while not listed is on the local list. The host building itself is not listed.

The site falls within the Hampstead Conservation Area in sub area 3: Willoughby Road/Downshire Hill. That in turn is subdivided into 5 character zones, the site being in the Pond Street area.

The site also lies within the Hampstead Neighbourhood Plan Area.

3. Relevant planning history

21 Pond Street

PW9802270R2 - Change of use of the building fronting Pond Street to 5 residential flats including the conversion and redevelopment of the rear part of the site to provide 1-bedroom house in the retained outbuilding and 2, 4-bedroom houses in the rear part of the garden, together with the opening up of the carriage archway, the provision of a vehicular access to the rear of the site, car parking and landscaping. – **Approved 25/02/1999**

4. Relevant policies and guidance

- National Planning Policy Framework (2024)
- London Plan (2021)
- **Camden Local Plan (2017)**
 - G1 Delivery and location of growth
 - A1 Managing the impact of development
 - A2 Open space

2

- A3 Biodiversity
- D1 Design
- D2 Heritage
- DM1 Delivery and monitoring

- **Hampstead Neighbourhood Plan (2018)**
 - Policy DH1: Design
 - Policy DH2: Conservation Areas and Listed Buildings
 - Policy NE2: Trees
 - Policy NE4: Supporting biodiversity
- **Draft Hampstead Neighbourhood Plan (2025)**
- **Hampstead Conservation Area statement (2001)**
- **Supplementary Guidance**
 - CPG Design (2021)
 - CPG Home improvements (2021)
 - CPG Amenity (2021)
 - CPG Trees

• Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a [Submission Draft Camden Local Plan](#) (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation).

The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Design
- Impact on neighbours
- Trees
- Contaminated Land

Design and heritage

Policy

The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and

the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area

Policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan are relevant, which require development proposals to respect and enhance the local context and protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area.

CPG Design recommends that development should respond positively and sensitively to the existing context and integrate well with the existing character of a place, building and its surroundings. CPG Home Improvements is also relevant.

Assessment

The proposal includes a raised single storey side extension, at the building's north-eastern corner, with associated ramp. There would be no objection to the demolition of the existing side wing and the erection of an extension in this location. It is modest in scale and would retain sufficient garden space at the site.

No elevations of the boundary existing or proposed have been submitted and these would be required for a full assessment. It is unclear if the boundary wall is part of the grade II listed curtilage structure of the frontage buildings on Pond Street, clarity would be required.

If portions of the wall itself are present, it will need to be explained how the wall can be maintained and repaired if built up against. An assessment of its impact on any heritage asset would be required in a Design and Access statement.

Given its siting and single storey nature, there would be no objection to the use of modern materials in principle. However, as no elevations of the boundary wall with the Armoury have been submitted, it is unclear if the extension would protrude above this boundary to what extent. If it does, it is advised that this element of the extension should be of a more traditional nature.

The three conservation style rooflights on the western roof slope of the existing building, appear subordinate on the roofslope and would be acceptable.

The existing single glazed timber glazed windows would be replaced like for like with triple glazing, which could be acceptable subject to final details. You are advised that integral glazing bars should be included.

A side window would be replaced with a set of patio doors to create a second access with external stairs, this would be acceptable. While no material details have been provided, it is advised that it should be timber to match the existing fenestration and that the stair railing should be traditional metal.

Amenity impact on neighbouring properties

Local Plan Policy A1 and CPG Amenity seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

Given the nature of the works it is not considered to have a harmful impact on neighbouring amenity.

Trees

The submitted tree report suggests no tree works would occur, although it is noted that the preapplication report suggests that T6 (which the arb report has labelled as a honey locust) would be removed. Clarity on this would be required. However, the removal of T6 may be acceptable as this would appear to be a small tree and there are a number of other more significant trees present. A full and concise tree report would be required if a planning application were submitted, including the removal and tree protection plan and a method statement for those trees to be retained.

In terms of biodiversity net gain, as it would be classified as a householder application it would be considered exempt from this requirement.

Land contamination

The site is identified as being within a site that has contaminated sites potential. It has no historical industrial use however there were temporary buildings on the site associated with the Royal Free Hospital and a garage that used to operate to the north which is now Maryon Mews which is considered low risk of having the potential to cause ground contamination. However, areas within Camden contain made ground containing elevated levels of lead, which could pose a risk to site workers exposed to disturbed ground during site works. Consequently contaminated land conditions could be attached to any permission for medium risk situations.

6. Conclusion

The principle of an extension of this scale and siting could be acceptable, however clarity is sought of the status of the boundary wall shared with the adjacent Armoury building. Further information and details of the boundary elevations would also be required to ensure that the development does not have a negative impact on any heritage asset.

The fenestration and stairs would be acceptable subject to confirmation of final materials and window detail.

The removal of T6 would be acceptable, but the Council would require a full detailed tree report including a tree protection plan for a full assessment.

You are advised that the site is considered low risk of having the potential to cause ground contamination.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Sofie Fieldsend
Principal Planner