

Application ref: 2022/3800/P  
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Date: 20 December 2023

**Development Management**  
Regeneration and Planning  
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5d Architects Ltd.  
764 Finchley Road  
Temple Fortune  
London  
NW11 7TH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:  
**34 Hollycroft Avenue**  
**London**  
**NW3 7QL**

#### **Proposal:**

Proposed single storey basement level beneath the footprint of the existing house and the rear extension granted under ref. 2022/0800/P.

Drawing Nos: 06.952.19, 06.952.01, 06.952.02, 06.952.03, 06.952.04, 06.952.05, 06.952.06, 06.952.07, 06.952.08, 06.952.09, 06.952.10, 06.952.11, 06.952.12, 06.952.13-A, 06.952.14, 06.952.15, 06.952.16-A, 06.952.17, 06.952.18, SuDS Technical Note 03-SWD-TN-01-C01, Addendum Basement Impact Assessment LBH4696bia August 2023, Basement Impact Assessment and Ground Investigation Report February 2023

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 and documents: 06.952.19, 06.952.01, 06.952.02, 06.952.03, 06.952.04, 06.952.05, 06.952.06, 06.952.07, 06.952.08, 06.952.09, 06.952.10, 06.952.11, 06.952.12, 06.952.13-A, 06.952.14, 06.952.15, 06.952.16-A, 06.952.17, 06.952.18, SuDS Technical Note 03-SWD-TN-01-C01, Addendum Basement Impact Assessment LBH4696bia August 2023, Basement Impact Assessment and Ground Investigation Report February 2023.

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.

- 4 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Addendum Basement Impact Assessment LBH4696bia August 2023, Basement Impact Assessment and Ground Investigation Report February 2023) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The appointed engineer Trevor Vincent C.Eng M.I.Struct. E shall inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5

Informative(s):

1 Reasons for granting permission.

34 Hollycroft Avenue is a two storey (with accommodation in the roof) red brick, tiled roof semi-detached house on the southern side of Hollycroft Avenue in the Redington & Frognal Conservation Area. It is also in the Redington & Frognal Neighbourhood.

The house has a two-storey rear wing with the non-attached dwelling (36 Hollycroft Avenue) and an approximately 7m deep single-storey glazed conservatory alongside the attached house (32 Hollycroft Avenue). The house, together with nos. 24 - 46 on this side of Hollycroft Avenue, is noted as a 'positive contributor' in the Redington & Frognal Conservation Area Conservation Area Statement.

The removal of the conservatory would not result in any loss of heritage value at the site. The conservatory was erected under planning permissions 2007/6179/P and 2022/0800/P. It is not an intrinsic feature of the building or a hallmark of the Conservation Area. The proposed single-storey side/rear extension would be lower in height than the conservatory. It would have matched brick walls and a raised tiled roof. It would have crittel style French windows/doors on its rear elevation, as would the existing two-storey rear wing.

The extension would project 1.5m further than the conservatory (and 1.5m beyond the adjoining two-storey rear wing). Due to its siting, scale and architectural design, the single storey side/rear extension would preserve the character of the host building and maintain the appearance of the Conservation Area. The modest (1.5m) extension beyond the rear of the building would be in keeping with several other neighbouring buildings on this side of Hollycroft Avenue. It would not harm the terrace's appearance or the Conservation Area's character.

The basement and its external light wells to the front drive area are acceptable. The internal courtyard at the basement level is not visible from the public realm. The lightwells would be within existing dwarf walls, so they would not change the existing character of the front drive/garden. The applicant has provided additional soft landscaping to the front, which is welcomed and secured by condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed basement and above-ground extension would not impact neighbouring amenities in terms of a loss of light or outlook.

The siting, location, scale and design of basements must have minimal impact

on and be subordinate to the host building and property. CPG Basements Table 1 sets out criteria (f. to m.) regarding the size of basements. The proposed basement complies with this criterion as it does not extend beyond the footprint of the host building.

2 Reasons for granting permission continued

The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. Each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered.

Campbell Reith issued their BIA audit report confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG Basements and would result in negligible impact to the host building. The applicant has submitted details of a qualified engineer who will inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance a building control body. The submitted details and appointment confirm that the chartered structural engineers have the relevant qualifications that comply with the Camden Planning Guidance requirements, including CEng and MIStructE.

Due to the amount of basement excavation, demolition and construction, to minimize the impact on the highway infrastructure and neighbouring community, a Construction Management Plan and associated Implementation Support Contribution of £4,075.60 is secured via S106 Agreement. A Construction Impact Bond of £7,874 is also secured and a highways contribution as there is potential for damage to the footway.

No objections were received following statutory consultation. The Redington and Frognal withdrew their objection following a response to their comments and on receipt of revised drawings showing increased landscaping to the front drive area. The planning history of the site and surrounding area were considered when making this decision.

As such, the proposal is in general accordance with policies A1, D1, D2, and A5 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 3 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).
- 4 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

You can find advice about your rights of appeal at:

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

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer