

# 2022/1879/P - 6 Hollycroft Avenue, London, NW3 7QL



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.

Site photos



1. Ariel photo of site and neighbouring properties to the side and rear



2. Existing lower ground lightwell within rear garden



3. Existing rear elevation (basement room and ground floor level) and shared boundary with No 8. Hollycroft Avenue



4. Rear shared boundary with No 34. Platts Lane



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>27/06/2022</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>17/07/2022</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Amy Ly			2022/1879/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6 Hollycroft Avenue London NW3 7QL			<i>See draft decision notice</i>		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of lower ground floor rear extension					
<b>Recommendation:</b>	Grant conditional planning permission				
<b>Application Type:</b>	Householder Planning Permission				

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>A site notice(s) was displayed near to the site on the 22/06/22 (consultation end date 16/07/22).</p> <p>The development was also advertised in the local press on the 23/06/22 (consultation end date 17/07/22).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>1 letter of objection was received from the occupiers of 34 Platts Lane. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>Harm to neighbouring amenity in terms of noise, privacy and light spill, in addition to existing 'outdoor speakers, security lights, decorative outdoor lighting'.</li> <li>Insensitive design in terms of size and siting from the boundary.</li> </ul> <p><u>Officer's response:</u> Please see sections 3 and 4 of the assessment section of the officer's report.</p>			
<b>Hampstead CAAC:</b>	<p>An objection was received by the Hampstead CAAC. The objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>Garden encroachment; The property has already been extended. Strong objections to further encroachment in to this small rear garden / green amenity. The new large extension proposed will encroach the current garden space and will harm the amenity space for other residents.</li> <li>Light pollution; The proposed sloping retractable glazed roof will increase light pollution and is unacceptable.</li> </ul> <p><u>Officer's response:</u></p> <p><i>Although the property has previously been extended under PWX0002885 (granted 31/10/2000) and PWX0002992 (granted 12/03/2001), these were granted a relatively long time ago, extending to the front, side and at basement level, but not the rear. The proposal would cause a reduction in the rear garden space; however, the development would only occupy an area of existing hard landscaping and therefore no green space would be removed. The depth of the extension has been reduced to further minimise the loss of garden space, and the remaining garden space (76sqm) is considered sufficient for the occupiers. It would not cause significant harm on neighbouring amenity given that the distance from the side shared boundary with No.8 Hollycroft Avenue would remain the same, and would be set back approx. 3m from the rear shared boundary with 34 Platts Lane. It would also be sufficiently screened by the existing hedges and trees on the boundaries.</i></p>			
<b>Redington/Frognaal Neighbourhood Forum</b>	<p>An objection was received by the Redington/Frognaal Neighbourhood Forum. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>The application concerns a further reduction to a very small garden. The proposal is for an extension of an already extended property, whereby less than 50% of the original garden will remain. The proposal does not comply with the Redington Frognaal Conservation Area Character Appraisal and Management Plan, nor with the Redington Frognaal Neighbourhood Plan.</li> </ul>			

- Number 6 Hollycroft Avenue was designed and built by CH Saunders and William James King and is a non-designated heritage asset and positive contributor to the Conservation Area. These houses were built without garages, which have been added relatively recently and subsequently converted to living accommodation, along with the addition of a rear garden extension, making it the smallest garden in the street.
- Extensions have previously been granted under planning applications D4/6/1/4 (garage extension), with a further extension granted under application PWX0002885.
- Harm to the conservation area: Gardens are central to the landscape character of the Conservation Area and in the application of s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, it is important to understand the central contribution of the amalgamation of rear gardens.
- Loss of rear garden space is noted in the Conservation Area Character Appraisal and Management Plan as harming the Conservation area.
- Non-compliance with the Redington Frognal Neighbourhood Plan: The Redington Frognal Neighbourhood Plan policies are also relevant under Section 38 of the Planning and Compulsory Purchase Act 2004.
- Policies of particular note are: SD 1 I, iii; SD 2, SD 4 v, vi, vii, viii, xii, xiii; SD 5 iii; BGI 1 ii, iii, vii (a pond was previously filled in); BGI 2.

Officer's response:

*Although the proposal would cause a reduction in garden space, at least 80% of the existing garden would remain, which is considered sufficient especially when considering no green space would be removed. As such, it is considered that the landscape character of the conservation area would not be eroded by the proposal which would read as an ancillary structure which would not impede the legibility of the area as a private garden space. It is also noted that previous extensions have been permitted at the site however these did not impact rear garden space and thus there would be no additional loss. Overall, the proposal is considered to comply with the Redington Frognal Neighbourhood Plan. Please see sections 3 and 4 of the assessment section of the officer's report.*

## Site Description

The application site refers to 6 Hollycroft Avenue, a three storey (including lower ground level) semi detached property located on the west side of Hollycroft Avenue. To the rear, the site has a modest garden area which provides private amenity space for the occupiers.

The site is located within the Redington Frogna Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area. It is also within the Redington Frogna Neighbourhood Plan area.

## Relevant History

The planning history for the site can be summarised as follows:

**D4/6/1/4** - The erection of a brick-built garage. at 6 Hollycroft Avenue, Camden. **Granted 26/05/1965**

**PWX0002707** - Rebuilding and enlargement of ground and first floor front side extension, As shown on drawing numbers; GS/P/01 and /02. **Certificate of Lawfulness (proposed) refused 19/09/2000. RFR - Total volume of the proposed extension exceeds the limits set out in Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 for the enlargement of a dwellinghouse.**

**PWX0002885** - Rebuilding and enlargement of ground and first floor front extension, As shown on drawing numbers; GS/P/01, 02A. **Certificate of Lawfulness (proposed) granted 31/10/2000**

**PWX0002992** - Alteration at the rear, comprising the excavation of a new basement room, the addition of a bay window at ground and basement levels, and excavation of rear garden. As shown on drawing no GS/06E, 20A, 21, 22; GS/P/01, 03-05, 07, 08A, 09. **Granted 12/03/2001**

**2021/5758/P** - The proposal is to extend an existing lower ground floor studio into an adjacent lightwell by means of a single storey glazed structure with a retractable glazed roof. **Certificate of Lawfulness (proposed) refused 23/06/2022. RFR - The single storey rear extension, by reason of its depth which exceeds 3 metres from the rear wall of the original dwellinghouse, is contrary to A.1 (f). Therefore, the proposed development fails to accord with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

The planning history for the neighbouring sites can be summarised as follows:

Flat B, 40 Hollycroft Avenue

**2016/3691/P** - Demolition and replacement of rear extension and garden studio and replacement of glazing to rear bay window and restoration of 2 front windows. **Granted 08/11/2016**

16 Hollycroft Avenue

**2016/5365/P** - The erection of a two storey rear extension at basement level with terrace above, following the demolition of the existing rear extension, erection of single storey infill extension to the flank elevation, new first floor extension, excavation of existing basement for ancillary accommodation with front lightwell, replacement of the rear dormer windows with door and installation of balustrade for inset balcony at roof level, new windows to the flank at ground floor level, installation of new rooflights and solar panels to the rear elevation all associated with the use as a dwelling house. **Granted subject to S106 agreement 05/05/2017**

21 Hollycroft Avenue

**2022/0941/P** - Erection of single storey rear infill extension with roof light, and new doors to ground floor rear; also with, extension to rear closet wing at 1st floor creating flat roof with sedum covering. **Granted 27/10/2022**

## Relevant policies

**National Planning Policy Framework (2023)**

**The London Plan (2021)**



### **Redington Froggnal Neighbourhood Plan (2021)**

- **SD2** Redington Froggnal Conservation area
- **SD4** Redington Froggnal Character
- **SD5** Dwellings: Extensions and garden development
- **BG1** Gardens and Ecology
- **BG3** Lighting

### **Camden Local Plan (2017)**

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

### **Camden Planning Guidance:**

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

### **Conservation Statements:**

- Redington / Froggnal Conservation Area Character Appraisal & Management Plan (December 2022)

## **Assessment**

### **1. The proposal**

- 1.1. Planning permission is sought for the erection of a single storey rear extension to the lower ground level on the southern side of the rear garden, which would extend an existing studio room, ancillary to the main residential purpose of the host property.
- 1.2. The proposed extension would infill an existing lightwell area within the rear garden, extending an existing basement room. It would have a max. roof height of approx. 3.9m sloping down to a height of 2.1m (from lower ground level) and have an internal floor area of 10.6 sqm. It would have maximum depth of approximately 3.4m, and width of 4.3m.
- 1.3. The extension would be fully glazed with a retractable glazed pitched roof. The rear elevation would include triple glazed sliding doors and galvanised steel frames.
- 1.4. The proposal has been revised since it was originally submitted to reduce the depth of the extension by 0.6m, increasing its setback from the rear boundary and minimising the reduction in rear garden space.

### **2. Assessment**

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

- Design and Heritage
- Impact on neighbours/Amenity

### **3. Design and Conservation**

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.2. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.3. The Redington/Froggnal Conservation Area Character Appraisal & Management Plan states that Hollycroft Avenue is a curving road that rises from both ends towards a peak and is lined with irregularly spaced trees of varied type and age. Houses are three-to-four storeys, some with raised ground floors and

basement levels. They are red brick, some with render or terracotta detailing and brick quoins. All have Queen Anne characteristics, but with varying design features.

- 3.4. The Character Appraisal & Management Plan advises that extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement and be unobtrusive to the existing landscape and townscape character of the Area. In most cases extensions should be no more than one story in height. Loss of rear garden space and the open character of rear gardens through rear extensions, swimming pools, lightwells, large outbuildings and excessive hard surfaced areas can cause harm. The result has involved loss of trees visible through building gaps.
- 3.5. In this instance, the proposed extension would be considered modest in size and sit comfortably within the existing lower ground lightwell area within the rear garden, extending an existing lower ground level room. There are multiple similar sized rear extensions and conservatories along the same side of the street and it would not extend beyond the existing lightwell area or the established line of development. It would maintain the same distance from the side boundary, and sit approx. 3m from the rear boundary, to retain the hedges and trees on the boundaries. As such, the proposal is considered to be subordinate to the host property and acceptable in terms of scale and positioning.
- 3.6. Due to its size and scale, the extension would not dominate the garden space and would retain sufficient garden area, proportionate for the host building and its setting. It would be screened from views from the street by the main building and would not be visually prominent from public viewpoints given its position at the rear and height of the boundary treatments. As such, it is considered that the spatial quality of the conservation area would not be eroded by the proposal which would read as an ancillary structure which would not impede the legibility of the area as a private garden space.
- 3.7. The extension would be fully glazed with a galvanised steel frame, and a glazed, sloping retractable roof. The roof would slope from a height of approx. 2.5m to a height of approx. 2m and would not raise higher than the boundary treatments to the side and rear. To the rear elevation, glazed double sliding doors are proposed. It would appear as a subordinate addition to the host property, contained to the rear and would be screened by existing boundary treatments from the public realm and neighbours. Overall, the design is appropriate within the rear garden setting and wider area, and the neighbourhood plan area.
- 3.8. The extension would only occupy an area of existing low value hard landscaping; thus the level of soft landscaping would not be affected. Therefore, the proposal would not have a harmful impact on green space and biodiversity. The host dwelling currently has approximately 95sqm of rear garden space, which would be reduced to approximately 76sqm following construction of the proposed extension and is considered a sufficient amount for the occupiers of the dwelling.
- 3.9. It is noted that there have been previous extensions granted on site under PWX0002885 (granted 31/10/2000) for the enlargement of the ground and first floor front extension, and PWX0002992 (granted 12/03/2001) for the excavation of the basement room. However these did not concern the rear garden and therefore there would be no additional reduction in rear garden space as a result of the development. There is an existing pattern of neighbouring properties on the same side of the street with multiple extensions in the rear gardens which are similar in scale and siting. Thus the proposal would not disrupt the existing pattern of development along the street (see fig 1.).



Fig 1. Ariel view of similar rear extensions at multiple neighbouring properties on Hollycroft Avenue

- 3.10. Overall, when compared with the current situation, the proposal would not have a harmful impact on the character and appearance of the rear garden, nor to the level of greenery and biodiversity. As such, due to its modest scale, position and detailed design, the proposal is considered to preserve the character and appearance of the conservation area and not cause any harm to the character or appearance of the host building.
- 3.11. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### 4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. The extension would not raise higher than the existing boundary treatments shared with No. 8 Hollycroft to the side or 34 Platts Lane to the rear, and thus there would be no additional bulk that could impact on light or outlook. Whilst there would be some additional light spill, it would not have a detrimental impact on neighbours as the glazing would be located at lower ground floor level and be sited close to the house where there are other existing windows. It is therefore not considered that the proposal would have a detrimental impact on loss of light, outlook, noise or privacy.

#### 5. Recommendation

- 5.1. 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 15<sup>th</sup> January 2024 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/1879/P  
Contact: Amy Ly  
Tel: 020 7974 8141  
Email: [Amy.Ly@camden.gov.uk](mailto:Amy.Ly@camden.gov.uk)  
Date: 10 January 2024

**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)

De Matos Ryan  
99 - 100 TURNMILL ST  
LONDON  
EC1M 5QP  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:  
**6 Hollycroft Avenue**  
**London**  
**Camden**  
**NW3 7QL**

# DECISION

Proposal:

Erection of lower ground floor rear extension.

Drawing Nos: 690\_A\_DRW\_01\_003 P7; 690\_A\_DRW\_01\_004 P4; 690\_A\_DRW\_01\_002 P5; 690\_A\_DRW\_01\_006 P2; 690\_A\_DRW\_01\_005 P2; 690\_A\_DRW\_00\_003 P1; 690\_A\_DRW\_01\_006 P1; 690\_A\_DRW\_00\_005 P1; 690\_A\_DRW\_00\_002 P3; 690\_A\_DRW\_00\_004 P2; 690\_A\_DRW\_00\_003 P5; 6 Hollycroft Avenue, London NW3 7QL (Design and Access Statement 19/12/2023)

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

690\_A\_DRW\_01\_003 P7; 690\_A\_DRW\_01\_004 P4; 690\_A\_DRW\_01\_002 P5; 690\_A\_DRW\_01\_006 P2; 690\_A\_DRW\_01\_005 P2; 690\_A\_DRW\_00\_003 P1; 690\_A\_DRW\_01\_006 P1; 690\_A\_DRW\_00\_005 P1; 690\_A\_DRW\_00\_002 P3; 690\_A\_DRW\_00\_004 P2; 690\_A\_DRW\_00\_003 P5; 6 Hollycroft Avenue, London NW3 7QL (Design and Access Statement 19/12/2023)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies SD2, SD4, SD5, BG1 and BG3 of the Redington Froggnal Neighbourhood Plan 2021.

#### Informative(s):

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

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

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

You can find advice about your rights of appeal at:

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

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

Chief Planning Officer

**DRAFT**

**DECISION**