

Application ref: 2024/1155/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
Date: 17 July 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
www.camden.gov.uk/planning

Vale Garden Houses Ltd
Belton Park
Londonthorpe Road
Grantham
NG31 9SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Holford Road
London
NW3 1AD

Proposal: Erection of a glazed orangery to the rear elevation.

Drawing Nos: FRE2868-Design and Access Statement V3 dated March 2024,
FRE2868-Details of External Materials, Site location plan, P1, P2.

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:

FRE2868-Details of External Materials, Site location plan, P1, P2.

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.

Informative(s):

- 1 Reasons for granting permission.

The site is a three-storey terraced dwellinghouse with basement and roof additions, located on the west side of Holford Road. It is identified as making a positive contribution to the Hampstead Conservation Area.

The original building, High Close, was constructed in 1884 and was formerly a nurse's home. In 2000, the building was converted into residential use, subdivided into three units and substantially altered under planning permission ref: PW9902633. A condition secured by this decision removed householder permitted development rights and therefore the proposals require planning permission.

The proposal is for a predominately glazed single storey conservatory extension to provide additional accommodation accessed from the ground floor dining and living room. It would be subordinate in scale and location to the host building it would read as a lightweight addition constructed of aluminium framing with timber doors and windows. While the depth of the addition projects beyond the existing rear extension, this is considered acceptable given the staggered rear building line of the host building and adjoining properties. It would be setback from the side boundary and located over existing hardstanding with no reduction or loss of permeable garden area or plantings.

The proposed roof form, detailing and timber materiality and fenestration would be traditionally designed in a lightweight conservatory typology that matches the Victorian architectural style of the host building. The height of the hipped roof form would sit below the first-floor level joinery and the height of the windows would match the existing fenestration to the rear elevation. Given, the rear façade of the building was substantially altered in the 2000s and does not present as an intact historic rear elevation, the detailed design and materials are considered sympathetic and discreet in appearance. The proposal is located to the ground floor rear elevation and would have no visibility from the public realm of the Conservation Area. On balance, the proposals are considered to preserve the character and appearance of the host building and this part of the Hampstead Conservation Area.

The nearest residential property that would be affected by the proposal lies north at number 7 Holford Road at a separation distance of less than one metre due to the history of the site as a single building. The neighbouring rear extension's side elevation has no windows facing the proposal. While the proposals would have some impact on the nearest neighbouring rear doors and windows, due to the orientation of the site, height of boundary wall

between the two properties, proposed footprint set back from the boundary and materials being predominately glazed, the proposals are unlikely to result in harmful loss of light or overshadowing. As a result, the proposal would not have a detrimental impact on neighbouring properties' amenity in terms of loss of light, privacy, or a sense of enclosure.

No objections have been received prior to making this decision. The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are reminded that condition 4 of Permission for Development ref: PW9802897R2 dated 25 February 1999 revokes householder permitted development rights under Town and Country Planning (General Permitted Development Order) and development within Part 1 and Part 2 of Schedule 2 of that Order requires planning permission from the Council.
- 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 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) 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.

- 5 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.

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 2023.

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