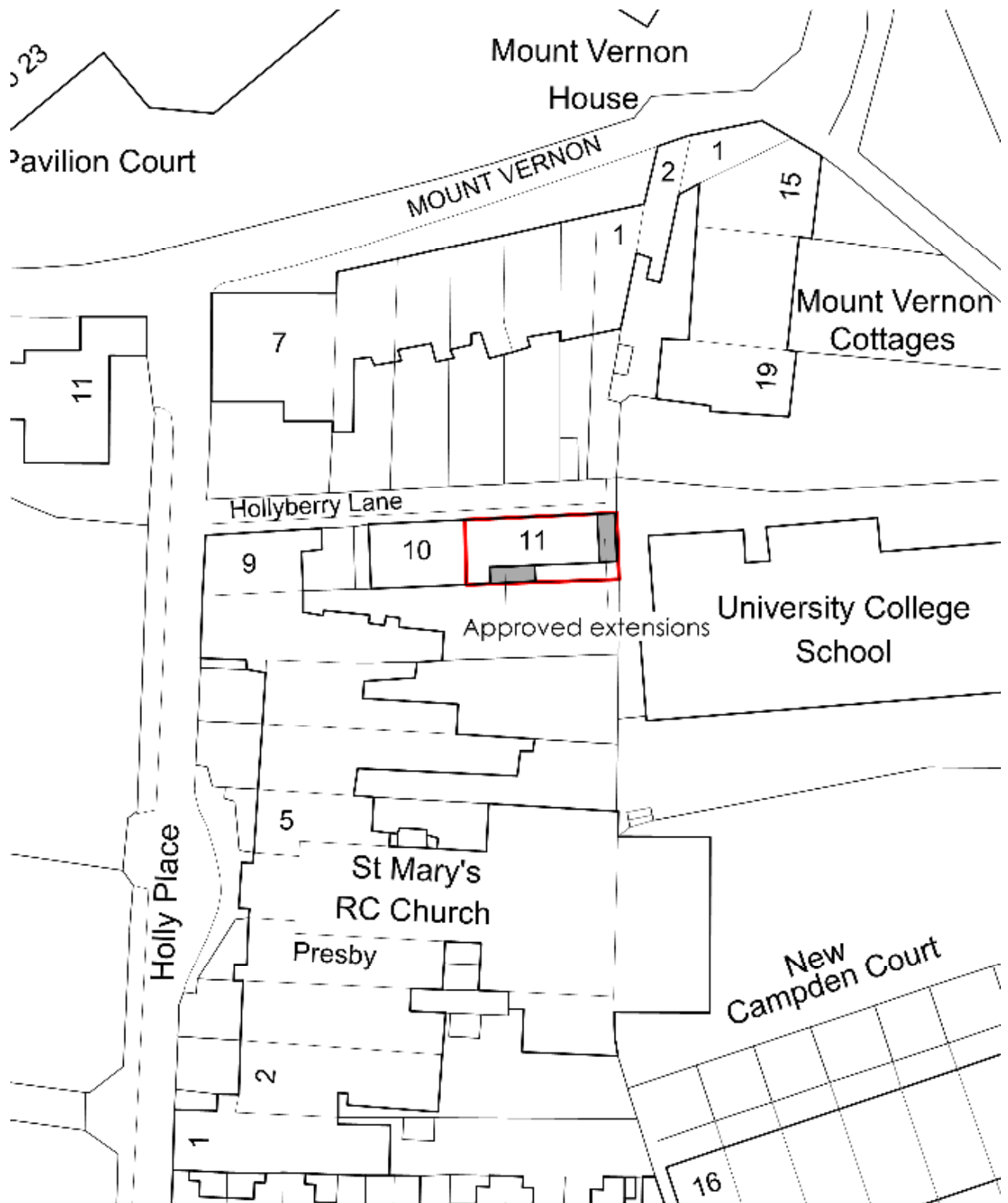


# 11 Hollyberry Lane – 2013/7343/P





View of 11 Hollyberry Lane from a rear window of a property of Mount Vermont.



Close up of front elevation.



View of rear elevation.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>09/01/2014</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>26/12/2013</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Carlos Martin			2013/7343/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
11 Hollyberry Lane London NW3 6QT			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Amendments to planning permission 2013/0464/P dated 30/4/13 for the installation of a new door, installation of a rooflight, replacement of rear window with French doors and alteration of roof profile of side extension.				
<b>Recommendation(s):</b>		Grant planning permission		
<b>Application Type:</b>		Householder Application		



<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>12</b>	No. of responses	<b>07</b>	No. of objections	<b>07</b>
			No. Electronic	<b>07</b>		
<b>Summary of consultation responses:</b>	<p>Press notice published from 05/12/2013 to 26/12/2013. Site notice displayed from 27/11/2013 to 18/12/2013.</p> <p>7 objections based on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The existing front brickwork is the original 18<sup>th</sup> Century appearance of the property and should be preserved without paint.</li> <li>2. The proposed rooflight will produce reflection during daytime and light pollution at night time and will be visible from a number of neighbouring windows which will also have a direct view of the room.</li> <li>3. Increasing the height of the side addition will mean neighbours in Mount Vernon and Holly Hill would lose more of their view.</li> <li>4. The original chimney pots have been replaced with new ones.</li> </ol> <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> <li>1. This part of the proposal has been removed to address neighbours' concerns.</li> <li>2. The proposed rooflight would be located more than 15m away from the rear building line of the properties along Mount Vernon. At this distance it is not considered that reflection or light pollution will have a significant impact on the amenity of neighbours.</li> <li>3. The proposed height increase is minor (approx. 250mm). This increase is not considered to result in a significant loss of outlook for neighbouring properties or in significant alteration of the appearance and character of the building.</li> <li>4. This issue has been raised with the applicants and we are still awaiting a response from them. However, as this alteration does not form part of this application it does not affect the decision on the proposed changes and can be dealt separately.</li> </ol>					
<b>CAAC/Local groups comments:</b>	Hampstead CAAC: No objection.					

## **Site Description**

The application site relates to a 2-storey semidetached property located on the south side of a cul-de-sac off Holly Place known as Hollyberry Lane. The property is not listed but forms part of the Hampstead Conservation area and is subject to an Article 4 direction removing some of its permitted development rights. The site is almost completely surrounded by listed buildings.

## **Relevant History**

2013/0464/P: pp granted for the erection of a single storey side extension and a single storey rear extension and associated alterations. NB: The recently approved works are currently being carried out.

## **Relevant policies**

### **NPPF 2012**

### **The London Plan 2011**

### **LDF Core Strategy & Development Policies 2010**

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2011/2013**

CPG 1 (design)

CPG 6 (amenity)

### **Hampstead Conservation Area Statement 2001**

## Assessment

### 1 Proposal

Planning permission is sought for the following amendments to planning permission 2013/0464/P dated 30/4/13:

- a) Installation of a new door;
- b) Installation of a new rooflight;
- c) Replacement of rear window with French doors; and
- d) Alteration of roof profile of side extension.

### 2 Amendments

The original proposal involved the painting of the front elevation, which requires planning permission due to an article 4 direction. This part of the proposal has been removed at officer's request.

### 3 Main planning considerations

The main planning considerations are: the impact of the proposal on the character and appearance of the building and the conservation area generally; and the impact on the amenity of neighbours.

### 4 Design and conservation

Overall it is considered that the proposed changes to the original approved scheme are acceptable as amended. The alterations proposed have regard to the character and proportions of the parent building in terms of their scale, design and siting and represent a sensitive development which is appropriate to this building. The proposed new French doors would match other French doors approved for the rear elevation and therefore they are considered suitable in this location. The proposed new front door would be made with matching timber material to the side extension while the change in the roof profile, which results in a minor increase on its height, is considered a minor alteration with a neutral impact on the character of the building. Finally, the proposed rooflight would not be visible from street level and therefore no detrimental impact on the building would occur.

### 5 Impact on neighbouring amenity

As per Policy DP26, the Council seeks to ensure development protects the quality of life of occupiers and neighbours with regard to issues such as outlook, daylight, sunlight and sense of enclosure. Given the distance of over 15m from the proposed rooflight to neighbouring properties it is unlikely the proposal would cause detrimental harm to the amenity enjoyed by residents in terms of light pollution or privacy.

### 6 Recommendation: Grant planning permission

#### DISCLAIMER

Decision route to be decided by nominated members on Monday 13 January 2014. For further information please click [here](#)

Mark Waghorn Architects  
Abermarlais Business Park  
Llangadog  
Llandeilo  
Carmarthenshire  
SA19 9NG

Application Ref: **2013/7343/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

08 January 2014

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Granted**

Address:  
**11 Hollyberry Lane**  
**London**  
**NW3 6QT**

**DECISION**

#### Proposal:

Amendments to planning permission 2013/0464/P dated 30/4/13 for the installation of a new door, installation of a rooflight, replacement of rear window with French doors and alteration of roof profile of side extension.

Drawing Nos: 1204 001; -002; -005; -005 A; -012; -013 A; -101 B; -102 A; -111 A; -112 A; -113 B; -201; -202; -211; -212; & -213.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Conditions and Reasons:

- 1 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 CS14 of the London



Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1204 001; -002; -005; -005 A; -012; -013 A; -101 B; -102 A; -111 A; -112 A; -113 B; -201; -202; -211; -212; & -213.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)