

2015/4065/P - 34 Hollycroft Avenue, London, NW3 7QL



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Examples of various rear extensions adjacent to application site



Rear Elevation



Adjacent first floor conservatory (east)



View looking west from existing second floor rear terrace



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/09/2015
		N/A	Consultation Expiry Date:	27/08/2015
Officer			Application Number(s)	
Ian Gracie			2015/4065/P	
Application Address			Drawing Numbers	
34 Hollycroft Avenue London NW3 7QL			See Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extension to existing first floor rear extension; extension to existing second floor rear terrace and installation of side windows.				
Recommendation(s):		Grant Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>Press Notice: 06/08/2015 – 27/08/2015. Site Notice: 05/08/2015 – 26/08/2015</p> <p>An objection was received from the owner/occupier of 12A Hollycroft Avenue. A summary of their response is as follows:</p> <p>The proposal is for an extension of an extension of an extension. The rears of these important Edwardian houses are being completely disfigured by over-large extensions. They are also resulting in excessive take-up of rear gardens, beaming ever more light pollution into crucial habitat corridors.</p> <p>It is time for Camden to take a stand against such developments, which cause harm both to the Conservation Area's housing stock and to its gardens.</p> <p><i>(Officer Response: Please see sections 2.1-2.5 for further information)</i></p>					
Heath & Hampstead Society:	<p>This is a Locally Listed house, requiring special consideration to its architecture and urban character in our Conservation Area.</p> <p>It is apparent that the developer has no concept whatsoever of what is necessary to maintain such standards; the proposals display a crudeness of design that would be very destructive of the fine features of the house.</p> <p>If the provisions of DP24 are to mean anything, this application cannot proceed.</p> <p><i>(Officer Response: Please see sections 2.1-2.5 for further information)</i></p>					

Site Description

The application site comprises a three-storey semi-detached single dwellinghouse on the west side of Hollycroft Avenue in the Redington/Frognal Conservation Area. The building is recognised as a positive contributor to the Conservation Area as part of a terrace (24-46 (even)).

The building is red brick and has a tiled hipped and gable roof with overhanging eaves having a painted wooden soffit.

The rear of the building has been altered over time as a result of various planning permissions for rear extensions. There have been a number of various rear extensions along this side of Hollycroft Avenue of varying designs which has created an inconsistent rear building line along this side of the road.

Relevant History

34 Hollycroft Avenue (application site)

15267 – The conversion of No.34 Hollycroft Avenue, NW3, into two self-contained dwelling units and the provision of a first floor rear extension – Granted 14 March 1973.

16802 – The provision of an additional bedroom at first floor level at 34 Hollycroft Avenue, NW3 – Granted on 23 August 1973.

2007/6179/P – Erection of single-storey conservatory at rear ground floor level (following the demolition of the existing conservatory) in connection with existing single-family dwellinghouse (Class C3). – Granted 25 January 2008.

2008/3954/P – Alterations to front boundary wall of single dwellinghouse (part retrospective) including refuse areas with sliding doors. – Granted 24 December 2008.

Relevant policies

National Planning Policy Framework (NPPF) March 2012

National Planning Practice Guidance (NPPG)

LDF Core Strategy and Development Policies

Core Strategy

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Redington/Frognal Conservation Area Appraisal

Assessment

1. Proposal

1.1 The applicant has submitted a planning application for the:

“Extension to existing first floor rear extension; extension to existing second floor rear terrace and installation of side windows.”

1.2 However, following concerns from officers, a number of elements to the proposal were amended to make it more acceptable. These included:

- The extent of the proposed rear balcony at second floor level was reduced so that it did not extend to the rear boundary of the rear extension;
- The existing windows to the rear at first floor level were retained to maintain the traditional design of the fenestration around the building which, apart from the modern windows at ground floor level leading to the rear garden, is consistent throughout;
- The design of the proposed side windows was amended to reflect the traditional design of the windows throughout the building.
- The boundary treatment of the second floor extension originally proposed tall glazing. This was amended to steel to reflect the existing materials and was reduced in height to its existing height.

1.3 The proposed extension and alterations, therefore, comprise the following elements:

- Erection of a rear extension at first floor level to bring it to the same depth as the existing ground floor rear extension;
- Introduction of a single window on either flank elevation of the proposed extension.
- Extension of the depth of the rear terrace at second floor level by 900mm.

2. Design

2.1 Policy DP24 of the LDF requires development to consider the character, setting, context, and the form and scale of neighbouring buildings.

2.2 As outlined above, a number of amendments have been made to the originally proposed scheme to make it more acceptable from a design perspective. As such, the proposed windows have been amended from large modern window panes, which were out of character with the host building, to the reuse of existing windows and new windows that reference the more intricate design of the existing fenestration throughout the building. The balustrade of the terrace has also been amended from a 1.8m glazed balustrade to an extension in depth of the existing terrace through the reuse of existing materials to reduce the perceived bulk of the rear extension.

2.3 It is proposed to extend the depth of the first floor level rear extension by 2.3m to bring it in line with the depth of the ground floor rear extension. The additional depth, and the detail and material of this aspect would preserve the character or appearance of this part Conservation Area which has been subject to a number of rear extensions along the south side of Hollycroft Avenue, and the design is consistent with the design and scale of the parent building, thereby not causing harm.

2.4 Policy DP25 of the LDF requires all alterations and extensions within designated conservation areas to preserve and enhance the character and appearance of the area. The guidance in CPG1 notes that windows should be replaced like for like wherever possible whereas new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions. Rear extensions should respect and preserve the original design and proportions of the building, including its architectural period and style.

2.5 As stated above, the existing windows to the rear of the building have been retained as part of this application to preserve the character of the host building which is contributed to by the fenestration design. The proposed reuse of the French doors to the rear of the first floor extension is therefore welcomed. The proposed windows on either side of the extension have been amended throughout the course of the application design to reflect the character of the

host building. As such, the window detail on the side elevations of the extension is considered acceptable.

2.6 It is therefore considered that the proposal is regarded on balance to be appropriate in design terms and preserves the character of the host building and the Conservation Area. It is therefore in accordance with the guidance set out in CPG1 (Design) and policies CS14, DP24 and DP25.

3. Amenity

3.1 Development Policy DP26 and guidance as set out within CPG1 (Design) notes that rear extensions should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure. Whilst the application proposes to increase the depth of the first floor extension by 2.3m and install two additional windows at either side of the extension, it is not considered that the proposal would not adversely impact the amenity or result in a loss of privacy to the occupiers of the neighbouring properties. To ensure this, a condition has been attached to the planning permission to ensure that the proposed south facing window will be both obscure glazed and fixed shut at all times.

3.2 The second floor terrace to the rear is proposed to be extended by 900mm. The increase in depth of the terrace as originally proposed was 3m. It is therefore considered that the terrace is at a sufficient depth to ensure that there is not an unacceptable impact on the amenity of neighbouring occupiers.

3.3 Due to the extent of the proposal, which extends at the rear by 2.3m to bring it in line with the ground floor extension, it is not considered that it will adversely impact the amenity of neighbouring properties.

3.4 It is therefore considered that the proposal is in accordance with policies CS5 and DP26.

4. Recommendation

4.1 Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th October 2015. For further information please click [here](#).

Mr Fred Van Os
Vanos Architecture
19a Rastell Avenue
Streatham Hill
London
SW2 4XP

Application Ref: **2015/4065/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

28 September 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Hollycroft Avenue
London
NW3 7QL

DECISION

Proposal:

Extension to existing first floor rear extension; extension to existing second floor rear terrace and installation of side windows.

Drawing Nos: Site Location Plan; 715/2071/01; 715/2071/02; 715/2071/03C; 715/2071/04C

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; 715/2071/01; 715/2071/02; 715/2071/03C; 715/2071/04C.

Reason:

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

- 4 The south facing window at first floor level (as indicated on plan no. 715/2071/03C) shall be obscure glazed and permanently fixed shut at all times.

Reason: To prevent overlooking into neighbouring premises in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION