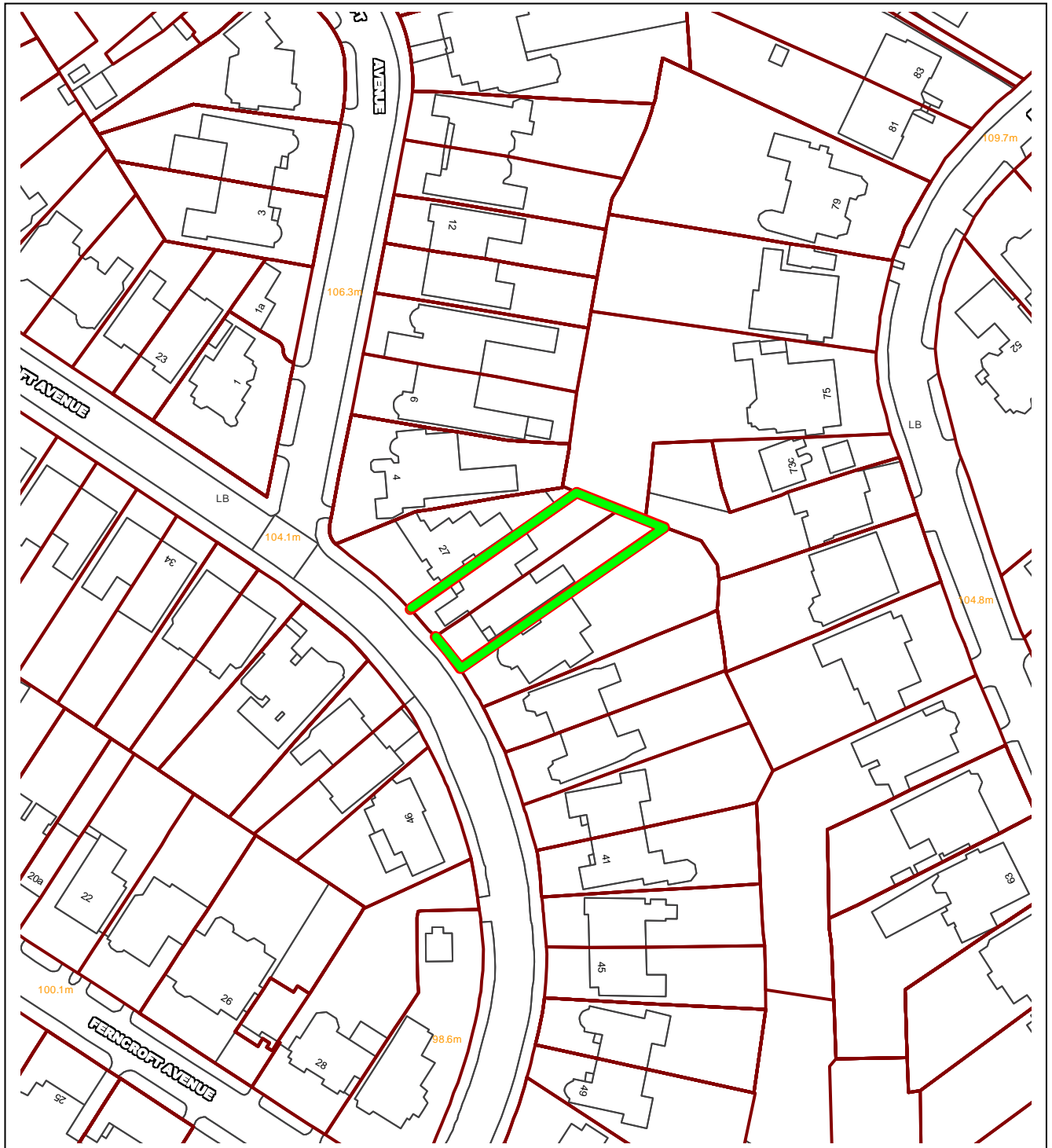


29 & 31 Hollycroft Avenue London NW3 7QJ

ref: 2018/2359/P



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1. Existing rear extension at 29 Hollycroft Avenue



2. Existing rear extension at 29 Hollycroft Avenue



3. Existing two-storey rear projection at 31 Hollycroft Avenue



4. Rear Elevation of 31 Hollycroft Avenue



5. Views towards 27 Hollycroft Avenue



6. Views towards 31 Hollycroft Avenue



7. Views towards 29 Hollycroft Avenue



8. Rear elevation of 31 Hollycroft Avenue



9. Views towards 33 Hollycroft Avenue



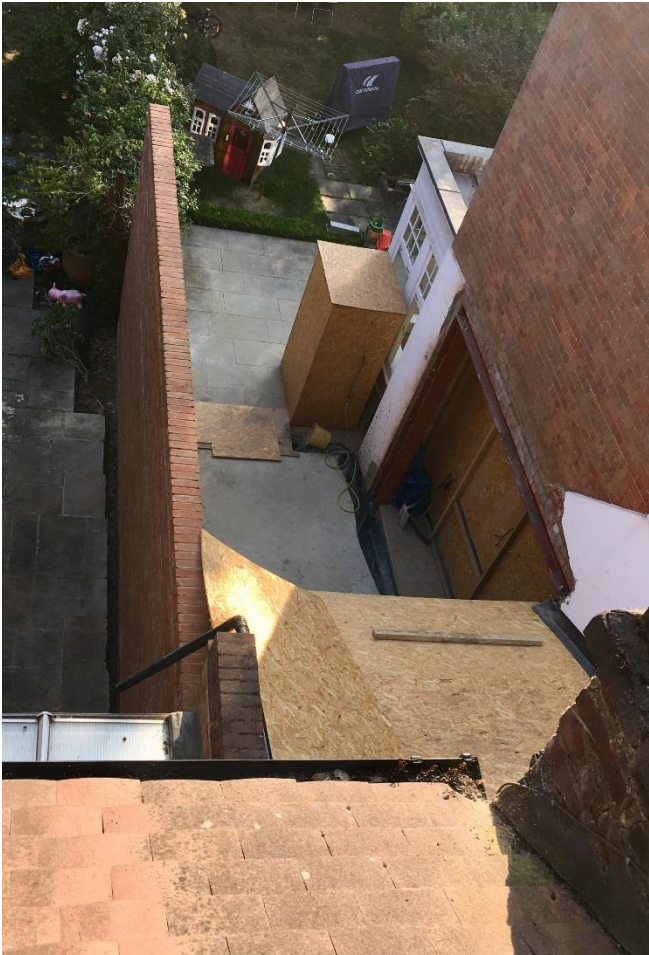
10. Rear elevation view of 29 and 31 Hollycroft Avenue



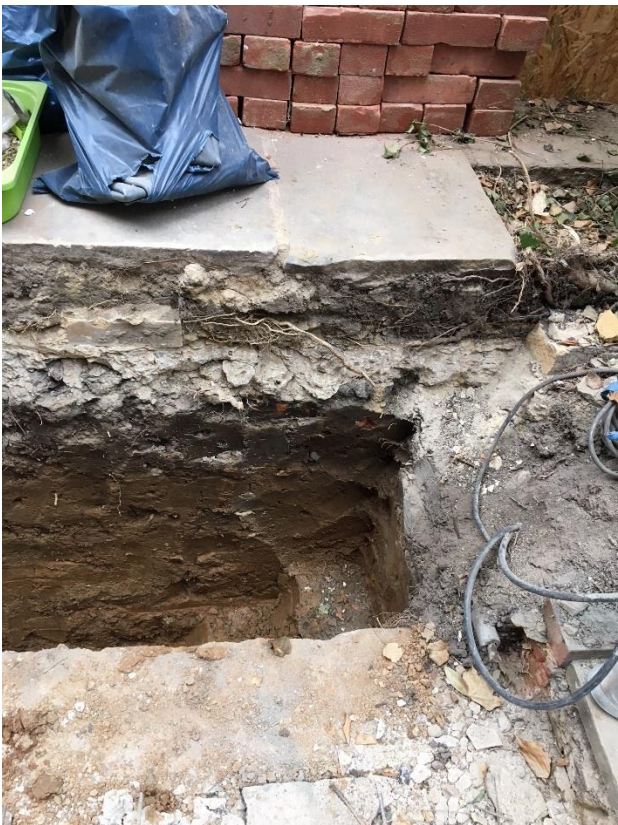
11. Rear elevation of 31 Hollycroft Avenue



12. Existing rear extensions at 31 and 29 Hollycroft Avenue



13. Evidence of approved extension at 31 Hollycroft Avenue under construction



14. Evidence of approved extension at 31 Hollycroft Avenue under construction



15. Evidence of approved extension at 31 Hollycroft Avenue under construction

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/07/2018
		N/A		Consultation Expiry Date:	28/06/2018
Officer			Application Number(s)		
Alyce Keen			2018/2359/P		
Application Address			Drawing Numbers		
29 & 31 Hollycroft Avenue London NW3 7QJ			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Rear infill extension at 29 & 31 Hollycroft Avenue and increasing the height of the partywall between the two extensions. Alterations to the fenestration on the side elevation and installation of 1x rooflight on the rear roof slope of 29 Hollycroft Avenue.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	No consultation responses were received from local residents during the consultation period. Site Notice: 07/06/2018 – 28/06/2018. Press advert: 01/06/2018 – 22/06/2018.					
Heath & Hampstead Society	<p>The Heath & Hampstead Society objected to the application on the following grounds:</p> <p>These Locally Listed houses, designed by Quennell in the 1930's, are part of a large group of Quennell houses in this area. Their architecture and detail are typical of his work, and contribute greatly to the character of this part of Hampstead. Although the additions proposed to the 2 houses are relatively small in scale, and not fully visible from the street, it is important that their architecture is fully respected. These proposals do not do this, and must be resisted. It is plain that the owners (or their architects) know little or nothing about the national importance Quennell's work; the application tinkers with the scale and design of its concept, and is damaging to its character in our Conservation Area.</p> <p><u>Council's response to objection:</u></p> <p><i>On review of the comments made by the society; it has been identified that the dwelling houses at 29 and 31 Hollycroft Avenue are not locally listed, see Camden's local list here - https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3292260&</i></p> <p><i>In addition, the properties do not form part of the Quennell Houses, as stated in the Redington and Frognal Conservation Area Appraisal and Management Strategy on page 12, Quennell designed nine houses from 33-49 Hollycroft Avenue.</i> https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/redington-and-frognal/</p> <p><i>A full assessment of the design and conservation merits of the proposal is included section 2 of this report.</i></p>					

Site Description

The application site includes a pair of semi-detached building located on the eastern side of Hollycroft Avenue (no.s 29 and 31).

The dwellings are not listed; however, they are noted as positive contributors within the Redington Frogna Conservation Area.

Relevant History

29 Hollycroft Avenue:

PW9902733 - Change of use from two flats to a single family dwelling house, including minor external alterations. Granted planning permission 25/10/1999.

17972 - Erection of a dormer window on the side elevation, and minor changes to the fenestration on the side and rear elevations at 29 Hollycroft Avenue, N.W.3. Granted planning permission 28/02/1974.

15504 - The conversion of 29, Hollycroft Avenue, N.W.3 into two self-contained flats, including the erection of a two-storey extension at the rear. Granted planning permission 16/04/1973.

62589/9004 - The erection of a private garage at No. 29, Hollycroft avenue, Hampstead. Granted planning permission 09/10/1951.

31 Hollycroft Avenue:

2018/0721/P - Demolition and replacement of single storey infill extension. External alterations including landscaping works, new retaining wall to the boundary with No.33, and alterations to party boundary wall with No.29. Granted planning permission 04/05/2018 (**Officer comment:** works have commenced on this permission).

2010/0878/P - Amendment to planning permission ref: 2009/5113/P granted on 05/01/2010 (for change of use from two self-contained flats into a single-family dwelling including extensions and alterations) to include alterations to rear ground floor extension/conservatory. Granted planning permission 19/04/2010.

2009/5113/P - Change of use from two self contained flats into a single family dwelling, excavation of a new basement, erection of a single storey ground floor rear extension within the rear passageway, replacement of existing rear ground floor conservatory, installation of new french doors and railings at the rear first floor level, and removal of the existing garage to provide one parking space to the front of the property and installation of a new bin store to the front of the property. Granted planning permission 05/01/2010.

880 - Erection of an entrance canopy at the side of 31, Hollycroft Avenue, Camden. Granted planning permission 08/10/1965.

D5/2/1A - The erection of a single storey extension at the rear of 31 Hollycroft Avenue, Camden, in connection with the conversion into two maisonettes already permitted. Granted planning permission 04/06/1965.

TPD1881/2011 - Conversion of 31, Hollycroft Avenue into one five and one four room maisonette each on three floors and double garage in front garden. Granted planning permission 26/03/1965.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)

CPG 6 Amenity (September 2011 updated March 2018)

Redington and Frognal Conservation Area Appraisal and Management Strategy 2000

Assessment

1. Proposal

1.0 This application seeks approval for rear infill extensions at 29 & 31 Hollycroft Avenue as well as increasing the height of the partywall between the two extensions. Alterations to the fenestration on the side elevation are also proposed with the installation of 1x rooflight on the rear roof slope of 29 Hollycroft Avenue.

The main issues are:

- Design and Conservation
- Neighbour Amenity

2.0 The original scheme was revised to reduce the height of the infill extension at 31 Hollycroft Avenue to the height that was approved under planning permission 2018/0721/P in May this year.

2. Design and Conservation

2.1 The proposed single storey rear infill extensions are considered subordinate in terms of form, scale and proportions. The infill extension at 31 would be of a contemporary design with lightweight materials and a sloping roofline. While the infill extension at 29 would be of a simple design to be constructed of solid brickwork.

2.2 They would retain a reasonable proportion of the garden. The location of the extensions at the rear of the building would mean that they would not be visible from within the public realm.

2.3 Both infill extensions are contained behind the rear elevation line of the two storey projections on each property. Therefore the extensions would only be visible from a particular angle from the rear gardens of properties along Redington Road. However due to a considerable separation distance of large rear gardens and heavy vegetation, the extensions would have limited visibility within the conservation area. Therefore, the proposal would ensure that the character and appearance of the surrounding conservation area would be preserved as a result of the development.

2.4 The alterations to the fenestration on the side elevation are considered acceptable as they are rationalising the fenestration and they have limited visibility being on the side elevation. The installation of 1x rooflight on the rear roof slope of 29 Hollycroft Avenue is considered acceptable on the basis that it is of a conservation style, which would be conditioned.

2.5 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. It is considered that the proposals, due to their location, size and nature, would preserve the character and appearance of the Redington Frognal Conservation Area.

2.6 As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

3. Neighbour Amenity

3.1 The proposed infill extensions would be adjacent to each other and therefore would eliminate any impacts on neighbouring amenity in terms of outlook, sunlight/daylight and privacy.

3.2 The consented infill extension (2018/0721/P) at 31 Hollycroft Avenue is currently being implemented and evidence has been provided to demonstrate this including site photos and a building contractor engagement letter. This extension is on the lower property in terms of ground level and therefore would be most affected if both developments were not implemented together. Due to this extension being lawfully commenced, with evidence demonstrating that the full development is underway and is commissioned, it is considered that amenity impacts would be acceptable on this occupier. The property at no. 29 is at a higher ground level and it is noted that the extension proposed at no. 31 is identical to the extant permission, meaning amenity impacts on the occupiers at no. 29 have already been deemed acceptable. A condition is recommended to ensure the extensions are both completed.

3.3 Due to the location of the proposal and nature of the proposals, it is not considered that the living conditions of any other surrounding properties would be unduly harmed.

3.4 As such, the proposed development is in general accordance with policies A1 of the Camden Local Plan 2017.

4. Recommendation: 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 30th July 2018, 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 and search for 'Members Briefing'.

Application ref: 2018/2359/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 25 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Alex Tart Architects
The Old Boathouse
1A Putney Embankment
SW15 1LB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

29 & 31 Hollycroft Avenue
London
NW3 7QJ

Proposal: Rear infill extension at 29 & 31 Hollycroft Avenue and increasing the height of the partywall between the two extensions. Alterations to the fenestration on the side elevation and installation of 1x rooflight on the rear roof slope of 29 Hollycroft Avenue.

Drawing Nos: E01.0; E02.0; E03.0; E04.0; E05.0; E06.0; E07.0.
P01.0; P02.0; P03.0; P04.0; P05.0A; P06.0A; P07.0.
Design & Access Statement prepared by Alex Tart Architects.

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).

DECISION

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
E01.0; E02.0; E03.0; E04.0; E05.0; E06.0; E07.0.
P01.0; P02.0; P03.0; P04.0; P05.0A; P06.0A; P07.0.
Design & Access Statement prepared by Alex Tart Architects.

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

- 4 The single storey rear extensions hereby approved at 29 and 31 Hollycroft Avenue must be implemented and completed in conjunction with each other. Failure to complete the extensions in tandem would result in an unlawful development.

Reason: To ensure the extensions do not adversely impact the residential amenity of either property, in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

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 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION