

Application ref: 2019/1425/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 28 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Mulholland Limited  
8 Wood Ride  
Petts Wood  
Kent  
BR5 1PX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**2 Holly Lodge Gardens  
London  
N6 6AA**

Proposal:

Erection of single storey side and rear extensions; formation of rear juliet balcony with external balustrade at first floor level; alterations to rear fenestrations.

Drawing Nos: 0177 received 17/03/2019, 112\_Rev.E received 06/06/2019, 0118\_Rev.C and 0173\_Rev.C received 17/06/2019, and 0189 received 20/06/2019.

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 policies 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: 0177 received 17/03/2019, 112\_Rev.E received 06/06/2019, 0118\_Rev.C and 0173\_Rev.C received 17/06/2019, and 0189 received 20/06/2019.

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

- 4 Notwithstanding the details shown on the approved plans, before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, and external doors;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The flat roof of the development hereby approved shall not be used as a roof terrace, balcony, or similar amenity space in perpetuity.

Reason: To protect the residential amenities of nearby properties and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A1, A4, D1 and D2 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.

### 3 Reasons for granting permission.

The application site is a two storey (with roof additions) detached single family dwellinghouse within the Holly Lodge Conservation Area. The property is not a listed building, the nearest listed buildings are on the southern side of Holly Terrace (to the rear of the site) some 45 metres away.

Proposed is the erection of a single storey side and side/rear extension; it is noted that planning permission was previously granted for an extension following a similar footprint to that proposed here (though this was never implemented and has now lapsed) ref: 2010/2270/P dated 13/07/2010.

The proposed addition would be of an acceptable siting, scale and design, having a simple form and being clearly subordinate to the host property. It is noted that the application would be stepped sympathetically to match the form of the original property. The extension would not result in harm to the character or appearance of the property and, by reason of its siting to the rear of the house at ground floor level, would not be immediately prominent in public views. The extension would be constructed in sympathetic materials which would continue the finish of the rest of the property. The proposal would not result in harm to the character or appearance of the conservation area, nor would it impact on the setting of surrounding listed buildings.

The proposed alterations to the first floor fenestration similarly are considered to be acceptable on balance (subject to details by condition) and would not cause harm to the character or appearance of the building or surrounding area.

It is noted that the green and verdant nature of the Holly Lodge Conservation Area contributes to its special character and appearance. The proposal would not serve to harm this, retaining a large proportion of the rear garden. It is further noted that the primary importance is the front garden (Holly Lodge Conservation Area Appraisal and Management Strategy); the front garden area remains unchanged as a result of the proposal.

It is acknowledged that the removal of the garage and re-landscaping (amongst other alterations) previously necessitated a tree report and protection plan (ref: 2010/2270/P dated 13/07/2010); the proposed development is for the single storey rear extension only, and these details are no longer required.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Given the siting, scale and design of the proposed addition, coupled with the proximity to neighbouring properties, the proposal is considered not to result in

harm to surrounding residential amenities.

One objection was received concerning the impact on daylight/sunlight reaching no.1 Holly Lodge Gardens and structural concerns. It is considered that the proposal, by reason of its siting, scale and design, coupled with the proximity of the properties to the boundary, would not result in undue harm to the level of daylight/sunlight reaching no.1. Structural concerns surrounding a development such as this are not a material planning consideration and are instead covered by separate current Building Regulations.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies DH2, DH3 and DH4 of the Highgate Neighbourhood Plan 2017, D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 2019.

You can find advice about your rights of appeal at:

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

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