

Application ref: 2019/4427/P  
Contact: Kate Henry  
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Date: 19 November 2019

**Development Management**  
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Studio Mark Ruthven  
92 Prince of Wales Road  
London  
NW5 3NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Holly Walk**  
**London**  
**NW3 6RA**

Proposal: Erection of rear extension to existing garage; two storey infill extension at ground and first floor to north-western corner of dwelling; alteration to curved wall at lower ground floor; alterations to fenestration; refurbishment/alteration of timber wall cladding to suit new window openings; insertion of rooflight in eastern roofslope; creation of steps to front door; glass balustrade to roof terrace to replace existing metal railings; infill of side gate opening in northern boundary brick wall.

Drawing Nos: HLW-P-001 Rev A; HLW-P-002 Rev B; HLW-X-002 Rev A; HLW-X-100 Rev A; HLW-X-101 Rev A; HLW-X-102 Rev A; HLW-X-103 Rev A; HLW-X-104 Rev A; HLW-X-201 Rev A; HLW-X-202 Rev A; HLW-X-300 Rev A; HLW-X-301 Rev A; HLW-X-302 Rev A; HLW-X-303 Rev A; HLW-P-100 Rev B; HLW-P-101 Rev C; HLW-P-102 Rev A; HLW-P-103 Rev B; HLW-P-104 Rev B; HLW-P-201 Rev A; HLW-P-202 Rev B; HLW-P-300 Rev B; HLW-P-301 Rev A; HLW-P-302 Rev B; HLW-P-303 Rev A; Design & Access Statement, dated 30/08/2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: HLW-P-001 Rev A; HLW-P-002 Rev B; HLW-X-002 Rev A; HLW-X-100 Rev A; HLW-X-101 Rev A; HLW-X-102 Rev A; HLW-X-103 Rev A; HLW-X-104 Rev A; HLW-X-201 Rev A; HLW-X-202 Rev A; HLW-X-300 Rev A; HLW-X-301 Rev A; HLW-X-302 Rev A; HLW-X-303 Rev A; HLW-P-100 Rev B; HLW-P-101 Rev C; HLW-P-102 Rev A; HLW-P-103 Rev B; HLW-P-104 Rev B; HLW-P-201 Rev A; HLW-P-202 Rev B; HLW-P-300 Rev B; HLW-P-301 Rev A; HLW-P-302 Rev B; HLW-P-303 Rev A; Design & Access Statement, dated 30/08/2019.

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 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting

The application site is located in Hampstead Conservation Area and No. 11 Holly Walk is identified as a neutral building.

The proposed rear extension to the existing garage would measure approximately 1.7 metres, which is not considered to be significant. This alteration would be visible from the adjacent Mount Vernon footpath, but it is not considered that the enlarged garage would detract from the character and appearance of the host building or the wider area. Similarly, the two storey infill extension to the north-west corner of the building would be visible, but would not detract from the character and appearance of the host building or the wider area.

At the rear of the building, the curved wall at lower ground floor level would be altered to form a right-angled corner and the rooflights on the roof terrace above would be moved to a position adjacent to the rear wall, rather than 3

separate circular skylights. Insofar as the curved wall element does not contribute to the character and appearance of the host building this change is considered to be acceptable, particularly as it is unlikely to be visible in public views and nevertheless, the resultant design is in keeping with the style of the building.

The installation of a glass balustrade to replace the existing metal balustrade on the rear roof terrace is considered to be acceptable. A solid balustrade is required in the interests of safety (there are gaps in the existing metal balustrade) and whilst glass balustrading is often discouraged in conservation areas, in this case the host building is a modern building with a mix of building materials and it is considered that the glass balustrade would be in keeping with the style of the building.

The alterations to the fenestration on the building are all considered to be acceptable. On the northern elevation, the number of window openings is being reduced which will rationalise this elevation's appearance.

To the east (front) elevation, the only change is the new rooflight in the roof, which is considered to be acceptable insofar as it would be subordinate to the roofslope and it would be fitted flush with the roofslope. Furthermore, the size of this rooflight has been reduced during the course of the application in order that it does not visually compete with the larger, existing rooflight on the roof.

On the southern elevation, one of the existing first floor windows is being reduced in size and at ground level, new sliding doors will be installed within the existing opening. These changes would not significantly alter this elevation.

On the western (rear) elevation, the windows in the existing dormer are being replaced with aluminium framed sliding doors in the same opening, an existing window opening is being removed from the part of the building that is covered with timber cladding, a new opening is being formed within the infilled part of the building and changes are proposed to the existing window openings at lower ground, ground and first floor levels. Whilst these changes would all contribute to a change in the rear elevation's appearance, the changes are all considered to be in keeping with the character and appearance of the building.

The alterations to the timber cladding, associated with the changes to fenestration, are also considered to be acceptable, as the changes would not significantly alter the character and appearance of the host building.

The creation of steps to access the front door is considered to be acceptable as this is a minor change that does not affect the overall character and appearance of the host building.

Similarly, the infilling of the side gate in the northern boundary wall is considered to be acceptable as the gate is a later addition to the boundary and the wall would be restored to its earlier appearance with the evenly spaced piers.

- 2 At the front of the building, the original plans showed a removal of a section of the front boundary wall; however, this has been omitted from the proposals.

Similarly, 2x air-conditioning units have been removed from the proposals due to concerns about comfort cooling and the lack of justification for it.

It is not considered that the proposed development would cause undue harm to the

residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. The alterations to the fenestration are not significant enough to warrant overlooking concerns, in fact the number of openings is reducing. A Noise Impact Assessment was submitted with the application (in relation to the air conditioning units); however, this is no longer relevant.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1, D2 and CC2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 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 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 London Borough of Camden 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

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