

Application ref: 2020/0103/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 5 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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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; slate-tiled lean-to roof on the north side of the house at lower-ground floor level

Drawing Nos: HLW-P2-001 Rev A; HLW-X2-002 Rev A; HLW-X2-100 Rev A; HLW-X2-101 Rev A; HLW-X2-102 Rev A; HLW-X2-300 Rev A; HLW-X2-301 Rev A; HLW-P2-002 Rev C; HLW-P2-100 Rev C; HLW-P2-101 Rev C; HLW-P2-101 Rev C; HLW-P2-102 Rev C; HLW-P2-300 Rev C; HLW-P2-301 Rev C.

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-P2-001 Rev A; HLW-X2-002 Rev A; HLW-X2-100 Rev A; HLW-X2-101 Rev A; HLW-X2-102 Rev A; HLW-X2-300 Rev A; HLW-X2-301 Rev A; HLW-P2-002 Rev C; HLW-P2-100 Rev C; HLW-P2-101 Rev C; HLW-P2-101 Rev C; HLW-P2-101 Rev C; HLW-P2-102 Rev C; HLW-P2-300 Rev C; HLW-P2-301 Rev C.

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.

- 4 Notwithstanding the annotations on the plans hereby approved, no installation of air-conditioning units or air-source heat pumps is authorised by this permission.

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

Informative(s):

- 1 Reasons for granting permission-

This application follows a recent planning permission (reference 2019/4427/P, dated 19/11/2019) which approved a number of the works proposed as part of this application (rear extension to garage; two storey infill extension at NW corner; alteration to curved wall; alterations to fenestration; refurbishment/alteration of timber wall cladding; insertion of rooflight in eastern roofslope; creation of steps to front door; glass balustrade to roof terrace; infill of side gate opening in northern boundary brick wall). These elements continue to be considered acceptable as the site circumstances and policy context relevant to the scheme remain the same.

This application differs in the following ways:

- Rear extension to house to extend back by a further 1.2 metres,
- Rear extension to garage to extend back a further 0.9 metres,
- Slate tiled lean-to roof on northern side of house at lower ground floor level.

During the course of the application the following elements have been omitted from the proposals:

- Timber fence above the northern boundary wall,
- Installation of 2 air-conditioning condenser units and 2 air-source heat pumps.

The proposed larger rear extensions to the garage and main house are both considered to be acceptable as the additional lengths are not considered to be significant when considered in the context of the overall proposals. Neither would the extra lengths compromise the overall character and appearance of the host building or detract from the character and appearance of the wider area. Similarly, the proposed slate tiled lean-to roof on the northern side of the house at lower ground floor level would be a subservient feature that would be in keeping with the character and appearance of the host building and is therefore considered to be acceptable.

As noted, a number of the proposed works have already been approved pursuant to planning permission reference 2019/4427/P which remains extant. It is considered that the proposed development (including the additional works over and above what has been approved previously) would not cause any undue harm to the residential amenities of neighbouring properties by way of privacy, outlook, sunlight, daylight, noise and vibration.

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.

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.

The proposed development is in general accordance with Policies A1, D1 and D2 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; the Draft London Plan (Intend to publish) 2019; and the provisions of the National Planning Policy Framework 2019.

- 2 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).
- 3 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.
- 4 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