

Date: 29 September 2020

Ref: 20051

LB CAMDEN: 15 HOLLY LODGE GARDENS, LONDON N6 6AA

ADDENDUM TO PLANNING STATEMENT: APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT.

- 1.1 This Statement accompanies an application made under section 192 of the Town and Country Planning Act 1990 (as amended by section 10 of the Planning and Compensation act 1991) for a Lawful Development Certificate. It demonstrates that the rear and side walls highlighted in red at Figure 1 in the accompanying Appendix of Plans and Photographs are rear and side walls of the original¹ dwellinghouse.

Original construction

- 1.2 No 15 Holly Lodge Gardens is a detached 2-storey dwellinghouse which is situated within the Holly Lodge Estate Conservation Area. The *Holly Lodge Estate Conservation Area Appraisal and Management Strategy* (LB Camden, 6 December 2012) states at page:

The character of the conservation area is homogeneous; a housing development based on a 1923 masterplan rooted in garden suburb principles. The developer's rectilinear plan was imposed onto the mature grounds of Holly Lodge, a large mansion.

- 1.3 The Appraisal notes that the area was developed in the latter half of the 1920s by the Central London Building Co. Ltd of 24 Grove End Road, St John's Wood and London Garden Suburbs Ltd, a pair of companies both owned by Alderman Abraham Davis JP of St John's Wood (page 16). This tallies with the title plan for No.15 which is dated 18 November 1926, was produced by the Central London Building Company and signed by Abrahams and his son in law Frank Myers (Figure.2). It is clear No.15 was constructed about 95 years ago.

Comparison with neighbouring properties

- 1.4 An original drawing of 16 Holly Lodge Gardens, the property immediately to the south of No.15, is provided at Figure 3. This is dated September 1925 and was also produced by Central London Building Co. Ltd (see

¹ "Original" in the context of the General Permitted Development Order being the building as it existed on 1 July 1948, if built before that date.

Figure 4) Figure 5 shows the almost identical footprints of Nos. 16, 17 and 18 with the attached garages marked "G" at the north-east corner of each house. The only discernible difference in the footprints is the pairs of bays at the front. Nos 17 and 18 have angled bays as opposed to the rounded ones which are common to 14, 15 and 16 Holly Lodge Gardens. The footprint of No.16 is clearly identical to that of No.15 shown on the title plan, which was produced by the same company a year later.

- 1.5 Figures 6 and 7 show the layout of the ground floor of No.16 as designed in 1925 and the existing layout of No.15 respectively. The layouts are essentially identical. Most notably the sections of wall between the kitchen and scullery on the 1925 plan appear on the current plan of No.15 as do many of the elements neighbouring the side door (e.g. the wcs and cupboards). The dimensions for the scullery are given as 10'0" by 8'0" (3m by 2.4m) and this element is shown protruding beyond the rear wall of the "morning room" by 8'9" (2.7m). The corresponding dimensions on the existing ground floor plan of No.15 are the same. The external dimension of the kitchen/scullery is given as 24'6" (7.5m), the drawing of No.15 indicates the same. The internal widths of the kitchen and garage are given as 13'0" (4m) and 9'3" (2.8m) respectively on the 1925 plan. The widths of these spaces at No.15 are the same.
- 1.6 There are some minor internal differences between the pair of plans which may either relate to changes made over the last 95 years or may have been adaptations requested by the original purchaser, for example not wanting a larder or a "coals" room. However, it is clear that the current arrangement of the kitchen and garage at No.15 is the same size as the kitchen/scullery and garage shown on the 1925 plan of No.16 and that No.15 retains many of the internal features shown on the 1925 plan. The stepped arrangement of the rear and side walls shown on the two plans is also identical.
- 1.7 Figure 8 is an existing drawing submitted with a planning application (ref: PE9900169/AF) for rear additions to 18 Holly Lodge Gardens in 1999. Figure 9 is an extract of the ground floor plan. Whilst the overall layout differs slightly from that at Nos 15 and 16, the plan shows a very similar garage/kitchen/scullery configuration plus the side door lobby and wcs and a stepped rear elevation.
- 1.8 The extract of the 1935 OS plan (Fig. 10) shows the layout of the area neighbouring No.15 less than a decade after these houses were constructed. In common with the houses elsewhere in the Conservation Area, and many housing estates built over the last 100+ years, the

dwelling in Holly Lodge Gardens were designed in pairs or as clusters of 3 or 4 houses. Nos 10 and 11 are clearly a pair, and it appears nos.12 and 13 were originally handed versions of nos. 10 and 11 when built. Nos 17 and 18 also appear to be a pair. The evidence above indicates that Nos 14, 15 and 16 were originally an identical group. This is substantiated by the aerial photographs provided at Figures 12 and 13. The roof forms of the Nos 14 and 15 (including chimneys and the rooflight) are identical and the original extent of the flat roof at No.16 is clearly indicated by the leftover portions of parapet wall.

- 1.9 With the exception of the conservatory additions, the massing of the rears of Nos. 14 and 15 are the same now and the same as the arrangement shown on the 1925 drawings of No.16. Whilst the 1925 drawing does not show a room above the garage, given all three properties include this element, it is likely this was included in the construction of all three houses in 1925/26.

Comparison with other buildings in the Conservation Area

- 1.10 As noted above the buildings in the Holly Estate Conservation Area were all constructed in the latter half of the 1920s. Whilst vernacular styles of architecture with pitched roofs and bay windows were used for the street frontages, the rears of the larger buildings were far more utilitarian and, in the case of larger buildings, included flat roofs. This is most apparent in the groups of mansion blocks close to Swain's Lane (see Figures 14 and 15). The Conservation Area Appraisal notes that these flats were built in a "Tudorbethan style, with modernist austerity at the backs" and states that:

Despite the difference in scale the mansion blocks are closely tied to the character of the wider estate by use of similar materials and detailing, with high quality attention to detail shown, for example, on the mansion block name plates and flat numbers, tiled entrance paths and multi-paned casement windows, as well as making full use of the green landscaping of the estate in the setting of the blocks. (page 11)

- 1.11 The rear elevation No.15 and the nearby mansion blocks display the same "modernist austerity", materials, detailing and proportions of window openings.

Original fabric and detailing

- 1.12 There is nothing to indicate that the rear parts of No.15 have been re-built post 1948 – it is evident that the kitchen/scullery areas have not been enlarged. Whilst the rear elevation is very plain it shares some common features with the flank elevation of the house, the rear elevation of No.14 and the rears of the mansion blocks.

Window proportions

- 1.13 The proportions of the three upper level rear windows are the same (Figures 16 and 17) indicating that these sections of rear wall were constructed at the same time. The openings also replicate those at the rear of No.14 (see Figure 13).

Window details

- 1.14 Figure 18 shows the windows on the flank (north) elevation of the property. These include a protruding tile detail c250mm above the windows. Most of the windows include the same cill detail constructed of tiles. The same details are apparent on the rear elevation above and below the upper floor windows (see Figure 19), and other properties in the Conservation Area including Langbourne Mansions (Figure 15).

Materials

- 1.15 The rear parts of the house are rendered and painted white like the front parts. Cast iron downpipes can be seen on the side elevation and rear elevation. Windows in the property have clearly been replaced at different points in time as would be expected for a property of this age. It appears that the window at the back of the garage is original though (Figure 20).

Changes pre and post 1948

- 1.16 The 1935 OS plan (Figure 10) suggests that No.16 was extended in its south-east corner before 1935 and a conservatory added to No.14. It also appears that a structure had been added to the south elevation of No.15 by this time. These elements also show up on the 1950s OS plan (Figure 11) and it is likely the hatched element at No.15 was a conservatory or a greenhouse. This element has been removed and replaced by the current conservatory that wraps around the south-east corner of the house.

- 1.17 It is evident that the following elements – identified on Figure 1 – were added to No.15 post 1948 and therefore do not form part of the original dwellinghouse:

W) conservatory to south-east

X) shed to south

Y) single-storey addition to the north of the garage

Z) shed to the rear of (Y).

With the exception of these elements, the footprint of No.15 remains as it was post-construction in 1926. There is nothing in the evidence that suggests the walls marked in red on Figure 1 have been removed and re-constructed post-1948. Notwithstanding the fact that demolishing and re-building the back of the house, which is less than 100 years old, without enlarging it would have served no purpose, there is good evidence that many of the features of the rear parts of the property are clearly contemporaneous with the front part, and other properties built in the Conservation Area at the same time.

Conclusion

- 1.18 The above demonstrates that, with the exception of elements W, X, Y and Z, the rear parts of 15 Holly Lodge Garden are contemporaneous with the front part and therefore the rear and side walls highlighted in red on Figure 1 are rear and side walls of the original dwellinghouse.
- 1.19 The three proposed rear additions would therefore be attached to rear walls of the original dwelling and, as they would be single-storey and not extend more than 4m beyond these walls, they would accord with paragraph A.1(f) of Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.