

Application ref: 2021/2599/P
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Date: 4 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Forrester Architects
Studio 34
Harcombe Road
Hackney
London
N16 0SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Holmdale Road
London
NW6 1BP**

Proposal:

Erection of part-replacement two storey rear extension at lower ground and ground floor levels including terrace and garden access stair

Drawing Nos: N0.146_00.01, 02, 03, _01.00, 01.01, 01.02, 01.03, 01.04, 01.05, _02.00, 02.01, 02.02, _03.00, 03.01, 03.02, 03.03, 03.04, 03.05, 03.06. _04.00, _05.00, 05.01, 05.02, 05.03, 05.04, 05.05, 05.06 and Design and Access Statement.

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 policy D1 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 N0.146_00.01, 02, 03, _01.00, 01.01, 01.02, 01.03, 01.04, 01.05, _02.00, 02.01, 02.02, _03.00, 03.01, 03.02, 03.03, 03.04, 03.05, 03.06. _04.00, _05.00, 05.01, 05.02, 05.03, 05.04, 05.05, 05.06 and Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of two-storey rear extension at lower ground and raised ground floor levels with roof terrace at raised ground floor. The proposed rear extension would be full-width and would have a lean-to roof design with three roof lights.

The proposed massing is considered to remain subordinate to the the host property. At lower ground floor level, the depth would respect that established by neighbouring extensions whilst at upper floor the depth would be limited to avoid a bulky appearance. The pitched roof and chamfered side walls would further limit the appearance of bulk. The extension would be constructed in matching brickwork with sash window detailing at upper ground level which is sensitive to the character of the property as well as matching the windows elsewhere on the building. At lower ground floor level the fenestration is more contemporary but given this is on a less visible part of the building and the existing fenestration is non-traditional, this is acceptable.

It is noted that there is a previous refusal (ref 2020/0050/P) which was refused on grounds of cumulative height, massing and design; however, the reduced scale and revised design of the current proposal is considered to address these issues.

In terms of amenity, the extension would avoid an adverse impact to the neighbours due to its single storey height for much of its depth and its restrained footprint at upper ground floor level which would comply with the 45 degree test for both neighbours. In relation to privacy, the layout of the new stairs and terrace is actually smaller than the existing situation and so additional overlooking would not be a consequence of this proposal.

One response was received during the consultation in support of the application. One objection was also received which raises numerous issues including previous planning applications and development within the area,

increased scale of proposed extension compared with existing extensions, impact to privacy and lack of precedent for extensions of this design. In terms of these comments, impact to privacy will actually be reduced as roof terrace is smaller in scale and does not extend as far out. In terms of design, along Pandora and Holmdale Road itself there is a variety of rear extensions which vary in scale in massing. Whilst extensions above a single storey are less common, the depth of the upper ground floor is of a restrained footprint and respects its position on the building. The property is also on a short run of buildings with one of the group of four comprising a four storey addition.

The relevant planning history of the site was taken into account when coming to this decision.

As such the proposed development is in general accordance with policies A1, D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer