

Application ref: 2021/2482/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 16 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

SP planning
74 Clerkenwell Road
London
EC1M 5QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

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

Proposal:

Variation of Condition 2 (Approved Plans), condition 3 (landscaping) and removal of condition 4 (green roof) of planning permission reference 2020/5325/P dated 23/03/21 for the erection of single-storey rear extension, glazed side extension, alterations to rear/side fenestration and elevations namely for the enlargement of the rooflights to the rear extension and removal of the green roof.

Drawing Nos: 800.251E, 800.252F, 800.253F, 800.254C, 800.255C, 800.256E, 800.257C and 800.258D, 800.209.E, 800.207.E, 800.205.E, 800.203.B, 800.202.D, 800.321.B, 800.230.A'

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 the original planning permission ref 2020/5325/P granted on 23/03/2021.

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- 800.251E, 800.252F, 800.253F, 800.254C, 800.255C, 800.256E, 800.257C, 800.258D, 800.209.E, 800.207.E, 800.205.E, 800.203.B, 800.202.D, 800.321.B, 800.230.A

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

- 3 The entire flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space (except the existing balcony at first floor), and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 4 The landscaping to the rear garden shall be carried out in accordance with the details hereby approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Informative(s):

- 1 Reason for granting permission-

Condition 2 (Approved drawings)

Amendments to the approved drawings are proposed as a result of an extension to the size of the roof lights on the roof of the ground floor rear extension. The enlarged roof lights are not visible from the public realm and the enlargement would not have a harmful impact on the appearance of the building. The amendment is considered acceptable and would preserve the conservation area.

Condition 3 (Landscaping)

This condition requires full details of hard and soft landscaping and means of enclosure of all un-built, open areas. The drawings include details of the hard and soft landscaping to the rear and some changes to the layout of the patio. The details are satisfactory and would provide/retain the vegetated rear garden character. The condition is varied in order to require implementation in accordance with the details hereby approved.

Condition 3 (Green roof)

The enlargement of the rooflights will make providing a meaningful area of green roof impossible. For fire safety reasons there needs to be 300mm clearance between green roofs and perimeter walls and 500mm clearance around openable rooflights. This leaves minimal space for any planting. It is considered that the omission of a small section of green roof is acceptable in sustainability and design terms.

No objections were received prior to determination of this application. The Holly Lodge Conservation Area Advisory Committee raised no objections / comments to the proposal prior to determination. The planning history of the site has been taken into account.

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.

All of the above amendments are considered minor material amendments to the original application that would not result in any physical changes to the building.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2021, and the National Planning Policy Framework 2021.

- 2 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.
- 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 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 2021.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer