

Application ref: 2022/0800/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 27 June 2022

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

5d Architects Ltd
764 Finchley Road
Temple Fortune
London
NW11 7TH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**34 Hollycroft Avenue
London
Camden
NW3 7QL**

Proposal:

Removal of existing rear conservatory and replacement with a courtyard and erection of single storey side/ rear extension.

Drawing Nos: Location Plan

06.95: 001, 02, 03, 04, 05, 07, 8B, 09B, 12B, 13B, 14B, 15B, 16B, 17B

Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement (Martin Dobson Associates - 22/02/20222)

Design & 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 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Location Plan 06.95: 001, 02, 03, 04, 05, 07, 8B, 09B, 12B, 13B, 14B, 15B, 16B, 17B Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement (Martin Dobson Associates - 22/02/20222) Design & Access Statement

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

34 Hollycroft Avenue is a two storey (with accommodation in the roof) red brick, tiled roof semi-detached house on the southern side of Hollycroft Avenue in the Redington & Frognal Conservation Area. It is also in the Redington & Frognal Neighbourhood.

The house has a two storey rear wing on its side with the non-attached dwelling (36 Hollycroft Avenue) and an approximately 7m deep single storey glazed conservatory alongside the attached house (32 Hollycroft Avenue). The house, together with nos. 24 – 46 on this side of Hollycroft Avenue, is noted as being a 'positive contributor' in the Redington & Frognal Conservation Area Conservation Area Statement.

The removal of the conservatory would not result in any loss of heritage value at the site. The conservatory was erected under planning permission 2007/6179/P and it is not an intrinsic feature of the building or a hallmark of the Conservation Area.

The proposed single storey side/rear extension would be lower in height than the conservatory. It would have matching brick walls and a raised tiled roof. It would have crittal style French windows/doors on its rear elevation, as would the existing two storey rear wing.

The extension would project 1.5m further than the conservatory (and 1.5m beyond the adjoining two storey rear wing).

Due to its siting, scale and architectural design, the single storey side/rear extension would preserve the character of the host building and maintain the

appearance of the Conservation Area. The modest (1.5m) extension beyond the rear of the building would be in keeping with several other neighbouring buildings on this side of Hollycroft Avenue and it would not harm the appearance of the terrace or the character of the Conservation Area.

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 proposals would not result in any harm to the amenity of the occupiers of any neighbouring properties.

The conservatory which is to be demolished is 3.4m to 3.84m in height while the replacement extension would be 3.33m to 3.63m in height, with the raised roof i.e. higher part, situated 1.3m from the boundary with no. 32 Hollycroft Avenue. There are trees at no. 32 along the boundary with the proposal and the proposal, due to its height, depth and design would not result in any significant overshadowing or loss of outlook for the occupiers at no. 32.

On the other side (i.e. no. 36) the proposed extension would essentially be screened by the existing two storey rear wing on the south eastern side of the building and there would be no impacts on the light, privacy or outlook at this site.

No objections have been received from any neighbouring addresses. The planning history of the site and the neighbouring sites have been taken into account in the assessment of the application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD 2, SD 4, SD 5 and BGI 1 of the Redington and Froggnal Neighbourhood Plan 2021. 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer