

Application ref: 2021/5591/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SIAW LTD  
Winston House, 1st Floor,  
359 Regents Park Road  
LONDON  
N3 1DH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**The Elms**  
**Columbas Drive**  
**London**  
**NW3 7JD**

#### **Proposal:**

Alteration of existing pool and gym with new glazed lean to extension to mezzanine level and glazed roof over existing pool with a roof terrace and railings, internal pool to be replaced and be extended externally with associated hard landscaping and erection of single storey rear glazed extension with glazed link and associated works

Drawing Nos: TE21 Location plan, A-ST, TE21-A-101, TE21-A-102, TE21-A-103, TE21-A-104, TE21-A-105, TE21-A-106, TE21-A-107, TE21-A-108, TE21-A-110, TE21-A-150, TE21-A-151, TE21-A-301, TE21-A-302, TE21-A-303, TE21-A-351, TE21-A-352 Rev A, TE21-A-353 Rev A, TE21-A-371, TE21-A-380 Rev A, TE21-A-701, TE21-A-702, TE21-A-702, TE21-A-703 Rev A, TE21-A-704, TE21-A-801 Rev A, TE21-A-802, TE21-A-803, TE21-A-804, Design and Access Statement 2021, Planning Statement by SIAW, The Elms - Images of existing.

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: TE21 Location plan, A-ST, TE21-A-101, TE21-A-102, TE21-A-103, TE21-A-104, TE21-A-105, TE21-A-106, TE21-A-107, TE21-A-108, TE21-A-110, TE21-A-150, TE21-A-151, TE21-A-301, TE21-A-302, TE21-A-303, TE21-A-351, TE21-A-352 Rev A, TE21-A-353 Rev A, TE21-A-371, TE21-A-380 Rev A, TE21-A-701, TE21-A-702, TE21-A-702, TE21-A-703 Rev A, TE21-A-704, TE21-A-801 Rev A, TE21-A-802, TE21-A-803, TE21-A-804, Design and Access Statement 2021, Planning Statement by SIAW, The Elms - Images of existing.

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.

- 4 Prior to the commencement of works, a Bat Mitigation Plan, shall be submitted to and approved in writing by the local planning authority. The approved details shall thereafter be provided in its entirety and permanently retained thereafter.

Reason: In order to protect nature conservation sites and safeguard protected and priority habitats and species in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:  
The proposal involves a swimming pool refurbishment (to the south), the ceiling is to be replaced by a double curved glazed roof with a flat top spine creating a sun terrace on the existing roof level by forming a gap between the rear gable and the new roof over the pool.

The existing swimming pool would be extended externally, with an open pool on the existing sun terrace. Refurbishment would also be had internally improving the pool house with modern facilities and relocation of the gym to the mezzanine level. A connection with the main house through the half landing of the south staircase would be created by opening a doorway on the side wall, connecting to the new mezzanine to overlook the swimming pool. The rear door would be modified to become a retractable door, separating the internal pool to the new open extended pool through a lock basin which would be drained in the winter. Associated hard landscaping alterations of the existing sun terrace to elevate the level to match the internal swimming pool house

level and extend the existing external stairs with the new external pool level. It is not considered there will be a loss of historic fabric as all of the alterations will occur to existing 1990s extensions of the building. It is also considered that at one time a conservatory may have existed on this site and that the use of glass is not without historical precedent. While the glazing of the roof is acceptable it was considered that the structural steel support, which would have been visible from the grounds, was neither an improvement on the existing condition or closer to any historical precedent. This element has now been amended to remove the steel support and provide a much less visually intrusive means of stabilising the gable end of the pool house. A small roof terrace would also be created with railings at the end of the gable, this minor alteration would be considered acceptable. Furthermore, the fact that the proposed pool would extend under the pool house (with separation via a mechanical lock) is uncharacteristic of late nineteenth-century domestic architecture. However, we accept that the alteration to the pool itself is essentially at and below grade and it replaces hard surface rather than lawn, which does reduce some of its prominence when viewed from the garden and would therefore be acceptable.

In addition, it is acknowledged that the existing site is located within the Metropolitan Open Land (MOL) and should be assessed against policies in the NPPF paras 145 and 146, the local plan policy A2 and the London Plan Policy G3. In this case, it is considered that the proposed extensions for the kitchen and open air pool are of modest size and do not result in disproportionate additions to the original building in use as a dwellinghouse. They also do not impact on openness of the MOL. Thus, the proposals are not considered to be inappropriate as defined by the NPPF.

Towards the north side it is proposed to erect a new kitchen extension in the form of a glazed pod structure accessed via a glazed link, the extension has taken inspiration from the garden lanterns and glazed windows of the existing house. It would be used for dining and panoramic views of the garden. The proposed new glazed link would be attached to the 1990s kitchen extension through alterations to the existing rear window. Although not mentioned by the applicants, officers are convinced that there was at one time (prior to the demolition of the hospital wing) a single storey projection in approximately the same location. Although the condition of this part of the site has altered since the time of the hospital, there is precedent for single-storey built form in the location of the proposed extension.

The glazing to the pod would form diagonal corners which will have an etched design in a motif to emulate elements of the existing leaded windows of the main house and would create a visual sense of enclosure within the rear garden space.

Internal shading elements such as sheer fabric suspended in a tent manner from the apex of the ceiling would soften and adjust the filtering of sunlight. Although the extension is of modern design, it is considered to be light weight, of high quality design and would complement the existing dwelling. It would not be seen from any public views and would be enclosed to the rear of this grand detached dwelling. Given that the new glazed link bridge would alter an existing 1990s extension window it is not considered any historic fabric of the

existing listed building would be harmed through the proposed works. After examining of the criteria for the basement policy and guidance, it is not considered the minor alteration of the extension of the existing swimming pool would require a basement impact assessment. The swimming pool extension is not: more than one storey, not built under existing basement, not exceeding 50% of the garden, is less than 1.5 x the footprint of the host building, is less than 50% of the depth of the host building, not extend into or underneath the garden further than 50% of the depth of the garden, is set back from neighbouring property boundaries, no loss of garden space or trees of townscape or amenity value.

The site is also within a Site of Nature Conservation Importance (SNCI), given the minor works within existing footprints of the building there is unlikely to be any direct impacts on bat roosts. However, bats roosting in other parts of the building that will not be directly affected by the works could be indirectly affected by noise or vibrations. Given this a bat mitigation plan would be secured by condition in order to protect nature conservation sites and safeguard protected and priority habitats and species.

Due to the location of the site and the proposed extension, with no immediate neighbouring properties, there will be no loss of amenity in terms of light, outlook, privacy or noise nuisance.

The proposals do not involve the loss of pre-C20th fabric and do not result in the loss of historic plan form or evidential value as a C19th domestic building. The works do not especially better reveal or enhance significance but nor do they harm significance and are therefore acceptable on the basis that significance would be preserved.

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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. 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](http://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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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