

14 Hollycroft Avenue – 2015/3208/P



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Photos:



Front of house



Back of house



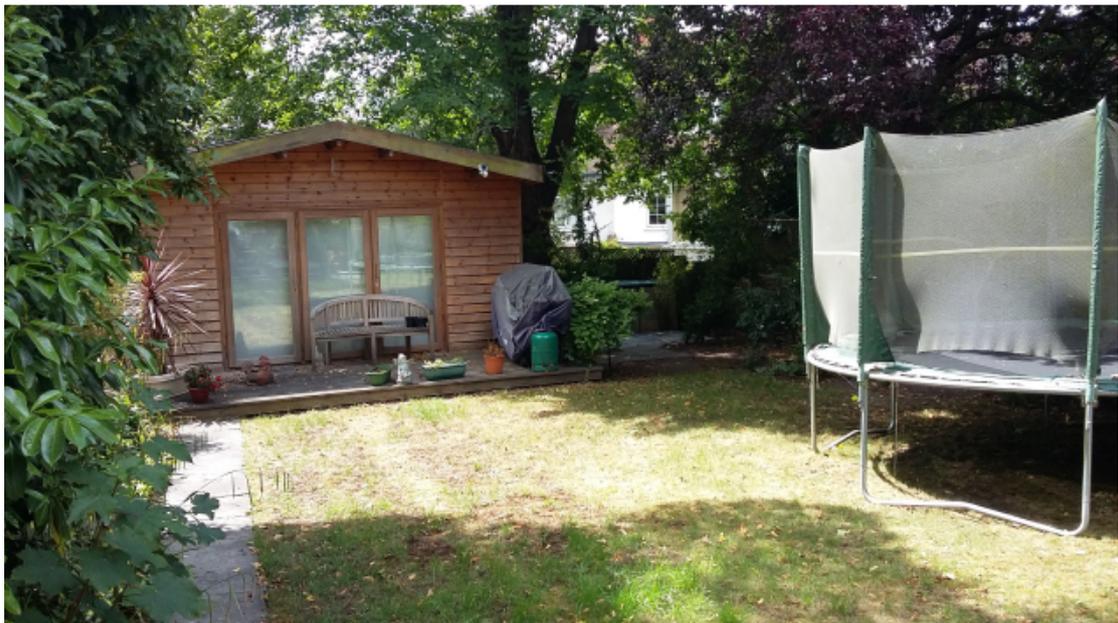
View of existing rear extension



View looking to properties to East



View looking to attached house to North-West



View towards end of garden

Delegated Report		Analysis sheet		Expiry Date:		03/09/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		17/11/2015	
Officer				Application Number(s)			
Kate Phillips				2015/3208/P			
Application Address				Drawing Numbers			
14 Hollycroft Avenue London NW3 7QL				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Three storey rear extension from lower ground floor to first floor to replace existing two storey rear extension, including first and second floor roof terraces.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	7	No. of responses	5	No. of objections	4
Summary of consultation responses:	<p>In response to the original set of plans, comments were received from 4 parties (12A Hollycroft Avenue; Flat 1, 12 Hollycroft Avenue; Flat 2, 12 Hollycroft Avenue (owner and occupiers). The comments are summarised below:</p>					
	<ul style="list-style-type: none"> • Loss of morning daylight • Unclear about fenestration – potential overlooking • Loss of outlook • Inappropriate bulk and massing • Extension is overly large and obtrusive • Loss of garden • Impact on wildlife corridor • Water run off to Platts Lane • Light pollution from expanse of glazing • Noise pollution • Loss of low-wall at front which is a characteristic of the area • Loss of hedge – importance to wildlife • Impact on tree • Loss of on-street parking space • Highway safety for cars exiting the new driveway <p>In response to the amended set of plans (received on 27/10/2015), comments were received from 2 parties (12A Hollycroft Avenue; Flat 6, Ferncroft Avenue). The comments are summarised below:</p> <ul style="list-style-type: none"> • Obtrusive / overly large scale • Out of keeping with the conservation area • Would set a precedent • Overlooking to neighbours • Loss of garden / excessive hardstanding • Flooding potential • Loss of daylight/sunlight to all flats at No. 12 • Light pollution • Harm to appearance of rear elevation of property • Detrimental impact on street scene of new parking space at front • Highway safety for cars exiting the driveway • The applicant may wish to sell/rent the property afterwards • The applicant should re-design the internal spaces of the existing dwelling • Lots of wasted space within the dwelling <p>Officer comment</p> <p>Please see sections 2, 3 and 4 below, which relate to the visual impact, the impact on neighbours and the impact on trees and wildlife.</p> <p>The amended plans (received 27/10/2015) do not include any works to the front of the building and therefore the comments relating to the driveway, the loss of the front wall and the impact on parking are not relevant to the determination of this application.</p> <p>With regards to water run-off, whilst new build developments are expected to provide green or brown roofs and/or a rainwater harvesting system, to reduce surface water run-off, the scale of the proposed works does not warrant such an approach in this case.</p>					

	<p>The circumstances of the applicant and their future plans are not planning considerations.</p>
<p>Hampstead CAAC</p>	<p>In response to the amended set of plans (received on 27/10/2015), the following comments were made:</p> <ul style="list-style-type: none"> • Dominant rear extension / not subservient • Glazing is out of scale • Excessive garden take-up / impact on bio-diversity • Overlooking to neighbours • Light pollution • Would set a precedent • Misleading D&A • An investment project rather than a family home <p>Officer comment</p> <p>Please see sections 2, 3 and 4 below, which relate to the visual impact, the impact on neighbours and the impact on trees and wildlife.</p> <p>Each case must be assessed on its own merits; however, other properties in the road have already been extended at the rear in similar ways.</p> <p>The Design & Access Statement must be read alongside the submitted plans rather than in isolation.</p> <p>The circumstances of the applicant and their future plans are not planning considerations.</p>
<p>The Heath & Hampstead Society</p>	<p>In response to the original set of plans, the following comments were made:</p> <ul style="list-style-type: none"> • Extension is grossly out of scale • Existing house is locally listed and should be statutorily listed • Large expanse of glazing • Heat loss / gain associated with large areas of glazing • Contrary to Policy DP22 • Loss of front garden to allow for parking is unjustified <p>In response to the amended set of plans (received on 27/10/2015), the following comments were made:</p> <ul style="list-style-type: none"> • Detrimental impact on locally listed building • Extension is out of character and scale with original building • Glazing does not relate well to host building • Additional balcony at 3rd floor level • Car parking in front garden <p>Officer comment</p> <p>The building is not on the Council's Local List.</p> <p>Please see section 2 below, which relates to the impact on the character and appearance of the area (including the Redington Froggnal Conservation Area).</p> <p>Modern building techniques mean the replacement extension is unlikely to cause more heat loss / gain than the existing.</p> <p>The amended plans (received 27/10/2015) do not include any works to the front of the building and therefore the comments relating to the driveway are not relevant to the</p>

	determination of this application.
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Site Description

No. 14 Hollycroft Avenue is a two storey, semi-detached residential building with a lower ground floor and accommodation in the roof space. The external building materials include red brick and white roughcast render.

There is a self-contained 2-bed flat on the lower ground floor, which can be accessed via a door in the side elevation. There is a lightwell at the front of the property to serve one of the bedrooms in the lower ground floor flat. The lightwell is currently well screened by vegetation.

The property frontage is largely covered with hardstanding, with vegetation at the edges and a low brick wall along the front boundary. It is not possible to park on the frontage due to the lack of a dropped kerb and the wall.

The application site is within the Redington Frogna Conservation Area and Nos. 2-18 (even) are identified in the Conservation Area Statement (2000) as making a positive contribution to the conservation area.

Relevant History

2008/2337/P - Erection of a lower ground floor rear extension with conservatory above at upper ground floor level and a rear conservatory at lower ground floor level and a summer house in the rear garden of the property - Granted 21-10-2008

2006/4864/P - Change of use of two self-contained flats on the ground, first and second floors to create one self-contained maisonette, plus alterations to the entrance at ground floor level on the front elevation - Granted 08-01-2007.

2006/2871/P - The erection of single storey extension and a conservatory extension at the rear for the lower ground floor flat and a rear conservatory extension for the upper ground floor flat, plus the erection of a summerhouse in the rear garden - Granted 15-09-2006

2005/2874/P - Erection of a single storey rear conservatory extension, a two storey rear extension to enlarge the existing flat at lower ground and upper ground floor levels, together with the provision of an upper ground floor balcony and reinstatement of rear and side elevation windows to their original form - Granted 07-10-2005

PWX0102168 - Application for certificate of lawfulness for existing development for the erection of a first floor rear conservatory - Refuse Cert. of Lawful Proposed Use 10-12-2002

PW9902658 - Renewal of planning permission granted 30th September 1994 ref. PL/9401140 for the erection of a single-storey rear conservatory at lower ground floor level, As shown on drawing number; G/FPE/1a and two pages of building specifications - Grant Full Planning Permission (conditions) 26-10-1999

9401140 - The erection of a single storey conservatory to the rear of the existing flat at lower ground floor level. as shown on drawing no G/FPE/1a & 2 type specification sheets. - Grant Full or Outline Planning Permission 29-09-1994.

8905221 - Addition of a rear conservatory to the first floor of the rear elevation on top of existing balcony to the maisonette on the first and second floor A as shown on drawing nos. 1B and 2B as revised on 18.09.89. - Grant Full or Outline Perm. with Condit. 19-10-1989

8501999 - The insertion of a velux window measuring 0.60 x 0.80m approx in the front roof slope as shown on 1 unnumbered drawing. - Grant Full or Outline Planning Permission. 15-01-1986

33829 - Erection of a rear extension to garden flat. - Conditional 15-06-1982

D4/6/31/14134 - The conversion of the existing maisonette on the semi basement and ground floors into two self-contained flats - Permission 06-12-1956

No. 18 Hollycroft Avenue

PWX0202811 - The erection of a rear conservatory at ground floor level and first floor terrace above, including new doors, to provide additional accommodation for the ground and first floor maisonette - Grant Full Planning Permission (conds) 07-01-2003.

No. 20 Hollycroft Avenue

2008/5174/P - Amendment to planning permission granted on 5th October 2007 (2007/3638/P) for change of use of the

existing flat and maisonette to a single family dwellinghouse, including re-building to enlarge the basement, ground and first floor extensions with balcony, and alterations at roof level, namely erection of extension with pitched roof at rear first floor level – Granted 23/12/2008.

No. 22 Hollycroft Avenue

2005/3133/P - Change of use from 2x self-contained flats to a single-family dwellinghouse, including erection of a single-storey rear extension over the existing balcony at upper ground floor level and formation of a new balcony with glass balustrade on top of the new flat roof and replacement of rear 1st floor window with sliding doors, plus alterations to fenestration at rear lower ground floor level – Granted 30/09/2005.

No. 24 Hollycroft Avenue

2006/0940/P – Erection of a new two storey conservatory to rear, replacement of existing rear first floor conservatory, alterations to elevations and excavation to create extended basement area to front of single family dwellinghouse – Granted 19/04/2006.

No. 28 Hollycroft Avenue

2011/5360/P – Excavation of basement, replacement of rear ground floor level extension and creation of ground floor level terrace with steps to garden, enlargement of rear first floor level conservatory and creation of first floor level terrace and alterations to windows/doors on side elevation all in connection with existing single dwellinghouse (Class C3) - Granted Subject to a Section 106 Legal Agreement 23/12/2011.

No. 30 Hollycroft Avenue

2010/6763/P – Alterations and extensions including erection of ground and first floor rear extension (following demolition of existing), installation of solar panels and relocation of existing roof light on side roof slope, relocation of soil pipes on side elevation and new piers, walls and gates to front boundary wall to dwelling (Class C3) – Granted 07/02/2011.

No. 34 Hollycroft Avenue

2015/4065/P – Extension to existing first floor rear extension; extension to existing second floor rear terrace and installation of side windows – Granted 05/10/2015.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2013)

CPG6 Amenity (2011)

Redington Froggnal Conservation Area Statement (2000)

Assessment

1. Proposal:

1.1 This application seeks planning permission to demolish the existing two storey rear extension and replace it with a three storey rear extension from the lower ground floor to the first floor, including first and second floor roof terraces.

1.2 The proposed rear extension would measure 5 metres wide, which is 0.4 metres wider than the existing rear extension (to be demolished), terminating in line with the side elevation of the building.

1.3 The lower and upper ground floor element would extend out from the rear wall of the original building by 6.9 metres in depth, which is 1.5 metres more than the existing rear extension. The first floor element would extend out from the rear wall of the original building by 3.1 metres in depth.

1.4 There would be roof terraces at first and second floor level. The first floor level roof terrace would measure 3.6 metres by 4.4 metres and it would feature a glazed balustrade on the rear elevation and a walk on skylight which would serve the void below. The second floor level roof terrace would measure 2.5 metres by 4.4 metres and it would feature metal railings to a height of 1 metre above the brickwork on all sides.

1.5 Revised plans have been received during the course of the application. The amended plans differ in the following ways:

- Omission of metal railings around front lightwell
- Omission of single parking space at the front of property (and dropped kerb)
- Omission of new boundary wall at front
- Revised fenestration on rear elevation
- Flat roof above first floor rear element with roof terrace above

2. Impact on the character and appearance of the wider area (including the Redington Froggnal Conservation Area)

2.1 The application site is located within the Redington Froggnal Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990. Nos. 2-18 (even) Hollycroft Avenue are identified in the Redington Froggnal Conservation Area Statement (RFCAS) as making a positive contribution to the conservation area.

2.2 The plans have been amended during the course of the application to omit the proposed works to the front of the property. The works at the rear would not be discernible in the street scene along Hollycroft Avenue, which thereby limits the impact of the proposal on the character and appearance of the wider area. Nevertheless, the RFCAS notes that rear extensions can adversely affect the architectural integrity of a building and so prejudice the character of the conservation area; and therefore special attention needs to be paid to the impact of the proposed works on the character and appearance of the host building.

2.3 The proposed rear extension would be larger than the existing in terms of length and overall height and it would have greater bulk and massing. Nevertheless, it is considered that the proposed extension would be secondary to the host building in terms of location, form, scale, proportions and detailing, and it is considered that it would respect and preserve the original design and proportions of the host building, including its architectural period and style.

2.4 The RFCAS notes that rear extensions should normally be no more than one storey in height (RF23); however, it goes on to note that extensions should be in harmony with the historic pattern of extensions within the group of buildings and the acceptability of larger extensions will depend on the particular site and circumstances (RF24). A number of other properties on the southern side of Hollycroft Avenue have been extended at the rear with extensions that exceed one storey in height. Nos. 20 and 24 have first floor rear extensions; No. 22 has a first floor rear extension with a roof terrace above; No. 28 has a first floor rear extension and first floor roof terrace; and planning permission has recently been granted at No. 34 for a first floor rear extension and an extension to the second floor roof terrace. Insofar as the proposed works would be similar to the aforementioned extensions at other properties, the proposal is considered to be acceptable in this respect.

2.5 The new extension would be more contemporary in design than the existing extension, particularly with regards to the fenestration and the window to wall ratio. CPG1 (Design) normally requires new windows to match the originals as closely as possible in terms of type, glazing patterns and proportions, materials and finishes and the overall size of the window openings; however, in this case, the new openings on the rear extension would not match the openings on the host

building. Nevertheless, a number of other properties in the street have large openings and/or large areas of glazing at the rear and the plans have been revised during the course of the application to try and address this issue. The amended plans show 750mm of brickwork to either side of the glazing on the rear elevation, the addition of vertical glazing bars on the openings and the addition of horizontal aluminium capping between the levels. The increased brickwork and aluminium capping results in a better window to wall ratio and the glazing bars and horizontal capping serve to break up the glazing and reduce the vertical emphasis and perceived size and bulk of the extension.

2.6 The first floor level roof terrace would feature a glazed balustrade on the rear elevation and the second floor level roof terrace would feature metal railings on all three sides. The metal railings at the second floor level are considered to be appropriate to a building of this age and style, and a similar approach has been taken at No. 34 Hollycroft Avenue. Whilst glazed balustrades are not always appropriate, especially at high-level positions, in this case the first floor level glazed balustrade would sit directly above the glazing on the lower and upper ground floor levels and it is not considered that it would detract from the character and appearance of the host building.

2.7 The RFCAS notes that rear gardens contribute to the townscape of the conservation area and provide significant amenity to residents and a habitat for wildlife (RF1). In this case, the patio area would be extended outwards from the rear of the host building by approximately 1.7 metres and steps would be created at the site to give access to the garden. The building would still benefit from a reasonable sized garden and grassed area and the proposal is therefore considered to be acceptable in this respect.

2.8 Overall, it is considered that the proposed works would be in keeping with the character and appearance of the host building and the surrounding area and it follows that there would be no harm caused to the character and appearance of the Redington Froggnal Conservation Area.

3. Impact on the visual and residential amenities of nearby and neighbouring properties

3.1 The main properties that are likely to be affected by the proposal are the neighbouring properties, Nos. 12 and 16 Hollycroft Avenue (to the north-west and south-east, respectively). No. 12, which is attached to No. 14, is subdivided into separate flats and No. 16 (vacant at the time of the Officer's site visit) is a single family dwellinghouse.

3.2 Whilst the replacement rear extension would be larger than the existing rear extension in terms of length and overall height, it is not considered that it would appear overbearing or cause any unacceptable loss of outlook to the neighbouring properties. The tallest part (i.e. the first floor level element) would only extend out from the main building by 3.1 metres, which is not considered to be significant, taking into consideration the scale of the host building and its relationship with the neighbouring properties.

3.3 It is not considered that the proposed extension would cause unacceptable overshadowing or loss of sunlight/daylight to the neighbouring properties. Due to the orientation of the building, No. 12 sits to the north-west of the host building, which means that there could be some loss of sunlight to the lower floors at No. 12 in the morning and in the middle of the day during winter; however, throughout the rest of the day there would be no impact, which is considered to be acceptable. No. 16 is sited to the south-east of the host building and would therefore not experience any loss of sunlight/daylight as a result of the proposed works.

3.4 With regards to overlooking, there is already a degree of overlooking from the existing rear extension towards the neighbouring properties due to the upper ground floor glazing on all three elevations. The replacement extension would feature double-height, side-facing windows; however, internally the mezzanine level would not reach these windows, meaning that any views outwards from the upper ground floor level would be towards the ends of the neighbours' gardens rather than towards their windows and patio areas. The replacement extension would feature an upper ground floor window on the south-east elevation to serve the kitchen, but this window would be in a similar position to an existing window so the level of overlooking would not increase. Any overlooking from the lower ground floor windows is unlikely to cause harm to the neighbouring properties due to the boundary treatment on the shared boundaries.

3.5 The first and second floor level new roof terraces may also give rise to some overlooking to the neighbouring properties. The first floor level roof terrace would measure 3.6 metres by 4.4 metres and it would feature a glazed balustrade on the rear elevation and brick sides. The second floor level roof terrace would measure 2.5 metres by 4.4 metres and it would feature metal railings to a height of 1 metre above the brickwork on all sides. The level of potential overlooking from the roof terraces is not considered to be sufficient to warrant a refusal of the application on this basis, particularly because a number of other properties in the street have similar roof terraces, and the Council has recently approved an application to extend the second floor level roof terrace at No. 34 Hollycroft Avenue.

3.6 It is not considered that the proposed extension would cause unacceptable light pollution to the wider area. The size of the openings has been reduced during the course of the application and the amount of glazing would not be significantly higher than the existing rear extension. It is possible for modern glazing to be 'switched to dark' in the evenings; however, this is not something the Council could easily control and therefore it is not possible to attach such a condition to any

planning permission granted.

3.7 In terms of noise, it is not considered likely that the proposal would generate unacceptable levels of noise. The use of the host building would not be altered (i.e. 2 self-contained dwellings) and modern building techniques mean the replacement extension is likely to be more noise-proof than the existing.

3.8 There may be some noise from the use of the roof terraces; however, the potential level of noise is not likely to be significantly worse than the noise generated from people using the rear garden.

4. Trees and wildlife

4.1 The application is accompanied by a Tree Survey and Arboricultural Impact Assessment. The Tree Survey identifies all on site and neighbouring trees as being suitable for retention; however, the report notes that the proposed rear extension would encroach into approximately 6.7% of the Root Protection Area (RPA) for Tree T1 (Sycamore). This is assuming that the RPA is circular; however, the report notes that the RPA for T1 is unlikely to be symmetrical due to the adjacent raised patio which is likely to restrict lateral spread of the root system. It is agreed that the impact on the Sycamore tree (T1) as a result of the proposed works is likely to be acceptable.

4.2 The Arboricultural Impact Assessment sets out tree protection measures to be implemented during the construction period; for example, the erection of protective barriers to form Construction Exclusion Zones, temporary ground protection measures and replacing the rear patio surface as the final phase of development. Subject to compliance with the tree protection measures outlined in the report, the impact on the trees within and adjacent to the application site is judged to be acceptable.

4.2 The patio area would be extended outwards from the rear of the host building by approximately 1.7 metres and steps would be created at the site to give access to the garden. The building would still benefit from a reasonable sized garden and grassed area and the impact on local wildlife is therefore considered to be acceptable.

Recommendation: Grant conditional planning permission.

DISCLAIMER: Decision route to be decided by nominated members on *Monday 14th December 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.

James Owen Webster
Alexander Owen Architecture
6 Lordship Lane
East Dulwich
London
SE22 8HN

Application Ref: **2015/3208/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

7 December 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Hollycroft Avenue
London
NW3 7QL

DECISION

Proposal:

Three storey rear extension from lower ground floor to first floor to replace existing two storey rear extension, including first and second floor roof terraces.

Drawing Nos: Site Location Plan at 1:1250; 3115-A-101-D; 3115-A-102-D; 3115-A-103-D; 3115-A-104-D; 3115-A-105-D; 3115-A-106-D; 3115-A-107-D; 3115-A-108-D; 3115-A-109-D; PR01; PR02; PR03; PR04; PR05; PR06; PR07; PR08; PR09; PR10; PR11; PR12.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved shall be carried out in accordance with the tree protection methods outlined in the submitted Arboricultural Impact Assessment (dated 06/12/2015), received 07/12/2015, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; 3115-A-101-D; 3115-A-102-D; 3115-A-103-D; 3115-A-104-D; 3115-A-105-D; 3115-A-106-D; 3115-A-107-D; 3115-A-108-D; 3115-A-109-D; PR01; PR02; PR03; PR04; PR05; PR06; PR07; PR08; PR09; PR10; PR11; PR12.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION