

Application ref: 2023/4704/P
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Trace Architects
TRACE ARCHITECTS
The Basement Studio
263 The Vale
LONDON
W3 7QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Hillway
London
N6 6QB

Proposal:

Erection of single-storey rear infill extension, erection of side dormer, installation of rooflight to flat roof of garage at ground floor level, and replacement of existing windows and rooflights.

Drawing Nos:

Existing plans: 1161_EX01; 1161_EX02; 1161_EX03; 1161_EX04.

Proposed plans: 1161_PL01A; 1161_PL02A; 1161_PL03A; 1161_PL04A.

Supporting documents: Location Plan 1161_S01; Design, Heritage & Access Statement (prepared by Trace Architects); Hillway Photographs - 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:

1161_PL01A; 1161_PL02A; 1161_PL03A; 1161_PL04A.

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

- 4 The flat roof of the ground floor rear extension hereby approved and the roof of the extension that it forms part of, shall not be used at any time as an amenity space, and any access out onto this area shall be for maintenance purposes only.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a two-storey dwellinghouse located on the west side of Hillway, close to the junction with Langbourne Avenue. It is within the Holly Lodge Estate Conservation Area and is not listed, and has a similar appearance, style, and footprint to neighbouring properties.

The proposal involves the erection of a single storey infill extension to the rear, the erection of a side dormer, the installation of rooflight to the front extension at ground level, and the replacement of windows and rooflights throughout the property. It is also proposed to split the garage space at ground floor level into a study (accessed through the main house) and bike storage (accessed externally). This would not involve any external changes and therefore does not require planning permission.

The proposed rear extension would infill the gap between the two existing rear extensions, so would be fairly modest in size, measuring an approximate floorspace of 4 sqm. The extension would result in one continuous building line across the rear elevation at ground level, and would see the existing windows replaced with sliding doors constructed of slimline aluminium. The works would result in an extension that would clearly read as one coherent modern addition to the existing house, though due to the location of the extension, there would be very limited visibility from the public realm. It is also proposed to slightly

enlarge the existing rooflight that sits over the kitchen/dining area. The extension is modest in scale, and both it and the associated works would use appropriate materials that would not cause harm to the conservation area.

The dormer proposed to the side roof slope would, by nature of its position, be reasonably visually prominent. The dormer is sized so as to accommodate the internal stairs into the loft level and maintain a 2m height for headspace - as such, it has been reduced in size as far as possible. It would be constructed of materials to match the existing building, such as red clay tiled dormer cheeks and white timber framed windows. The scale and design of the dormer would be consistent with the architecture and character of the surrounding properties and the wider conservation area, so the dormer is considered to be acceptable.

The remaining alterations such as the installation of the rooflight to the roof of the garage, the replacement of windows throughout the property, and the replacement of rooflights to the roof would all be considered appropriate additions. All new windows would be timber framed and painted white to match the appearance of the existing building, which is an improvement given that many of the existing windows are uPVC. The new lantern rooflight would have a traditional appearance and the replacement rooflights would be conservation-style, so neither of these alterations would cause harm. As such, none of the proposed works would be considered to harm the character and appearance 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In terms of impact on neighbouring amenity, the proposed works are not considered to result in any significant adverse impacts. The roof extension and side dormer are modest in size, and so would not cause significant impacts with regards to daylight and sunlight. No new opportunities for overlooking are created as a result of the proposed works, as the side dormer window (which is the only new window) faces a windowless side elevation, so it is not considered that there would be any significant impact on privacy or overlooking. The rooflight over the garage is also set back behind the front elevation of the adjacent neighbouring property, so it is unlikely that there would be any lightspill resulting from this. As such, it is not considered that the proposal would result in any significant negative impacts on residential amenity.

- 2 No objections were received prior to making this decision, though the Holly Lodge Estate Conservation Area Advisory Committee did originally object to the proposal. Their objection was on the grounds that the dormer was too large and concern that the roof of the rear extension may be used as a roof terrace. This was in part because the proposal originally maintained the existing door from bedroom 3 onto the flat roof of the extension. This is now proposed to be replaced with a window, and the applicant has clarified that the dormer size is necessary for the staircase to the loft space. As such, the Holly Lodge Estate CAAC withdrew their objection to the proposal. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 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 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.
- 5 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer