

Application ref: 2024/2221/P
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Date: 24 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

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, replacement of existing windows and rooflights, and additional external alterations including removal of tiling and application of render to rear.

Drawing Nos:
Existing and approved plans: Location Plan; EX01; EX02; EX03; EX04; PL01A; PL02A; PL03A; PL04A.

Proposed plans: PL01A; PL02A; PL03A Rev B; PL04A Rev B.

Supporting documents: Design and Access Statement (prepared by Trace Architects);
Site Photos - 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:

Location Plan; EX01; EX02; EX03; EX04; PL01A; PL02A; PL03A Rev B; PL04A Rev B.

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 is to erect a single storey infill extension to the rear, erect a side dormer, install a rooflight to the front extension at ground level, replace windows and rooflights throughout, and replace the existing tiling with render to the rear. With the exception of the new render, all the other works have previously been granted under permission ref. 2023/4704/P, which was approved on 29/02/2024.

As with the previously approved permission, the extension, dormer, rooflight, and replacement windows and rooflights would all be acceptable changes that would not cause harm to the character and appearance of the conservation

area. The rear extension would be modest in size, the scale and design of the dormer is consistent with the architecture and character of the surrounding properties and wider conservation area, and the new lantern rooflight would be traditional in appearance. All replacement windows would be timber framed and painted white to match the appearance of the existing building. The aspect of the proposal that was not included in the previous permission is the removal of red tiles and replacement with white render to the existing rear extension at first floor level. The red tiling is not a historic feature and the white render would be similar in appearance to the rest of the rear extension, creating a more coherent and uniform appearance. It should also be noted that there would be limited public visibility of these works due to the position at the rear of the property. The replacement of the tiles and installation of white render, along with the rest of the proposed alterations, would not be considered to cause harm to the host building or the character and appearance of the conservation area.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

In terms of impact on neighbouring amenity, the proposed works are not considered to result in any significant adverse impacts. The nature of the works would not be considered to impact on daylight and sunlight, and there would be no new opportunities for overlooking created.

No objections were received prior to making this decision, and the Holly Lodge Conservation Area Advisory Committee commented to confirm no objection. 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 and Policies DH2, DH3, and DH5 of the Highgate Neighbourhood Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 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:

<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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer