

Application ref: 2024/1788/P
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Date: 23 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Patalab Architects
15 Garrett Street
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EC1Y 0TY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
75 Hillway
London
N6 6AB

Proposal:

Replacement of existing fenestration with triple glazed windows and doors to front, rear and sides elevations including replacement of rooflight, introduction of new rooflight to side elevation pitched roof, addition of external solar shading blinds to the rear, replacement and enlargement of existing skylight to side annex, insulated render to external elevations, with timber mock-tudor detailing reinstated to front elevation, external insulation to existing roof structure, introduction of solar PV panels to the main part of the slide roof slope, introduction of maintenance access hatch to existing rear dormer and associated works.

Drawing Nos: Site Location Plan; 2309_A1010_rev00; 2309_A1011_rev00;
2309_A1012_rev00; 2309_A1013_rev00; 2309_A1101_rev00; 2309_A1102_rev00;
2309_A1201_rev00; 2309_PA_1_3010_rev01; 2309_PA_1_3011_rev01;
2309_PA_1_3012_rev02; 2309_PA_1_3013_rev01; 2309_PA_1_3101_rev02;
2309_PA_1_3102_rev02; 2309_PA_1_3201_rev02; 2309_PA_1_6520_rev01;
2309_PA_1_6540_rev00; 2309_PA-1; 2309_PA-1_DA_rev01.

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: Site Location Plan; 2309_A1010_rev00; 2309_A1011_rev00; 2309_A1012_rev00; 2309_A1013_rev00; 2309_A1101_rev00; 2309_A1102_rev00; 2309_A1201_rev00; 2309_PA_1_3010_rev01; 2309_PA_1_3011_rev01; 2309_PA_1_3012_rev02; 2309_PA_1_3013_rev01; 2309_PA_1_3101_rev02; 2309_PA_1_3102_rev02; 2309_PA_1_3201_rev02; 2309_PA_1_6520_rev01; 2309_PA_1_6540_rev00; 2309_PA-1; 2309_PA-1_DA_rev01.

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 render finish of the insulation shall be a rough cast render: StoTherm Mineral K, or similar in both colour and texture, unless otherwise approved in writing by the local planning authority. The render shall be maintained and retained as specified thereafter.

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.

The application site comprises a three-storey property developed in the 1920s and located within the Holly Lodge Conservation Area. This part of Hillway is described in the Holly Lodge Conservation Area Appraisal adopted in December 2012 as a shift from the architectural forms "away from the Arts & Crafts inspired style to so-called mock-tudor, with black and white details".

A revision was received regarding the material for the windows as they were originally proposed to be in aluminium. However, it was felt that this would erode historic detail and character on a building in a conservation area. The windows would therefore match as closely as possible the existing windows in terms of materials and proportions. Furthermore, the proposed design of the windows on the rear first floor would differ to the existing one as there would be

no glazing bars. The windows on the front at ground and first floor levels would be replaced with windows with applied glazing bars. It is noted that in Camden the replacement of timber windows with applied glazing bars is usually not acceptable due to their inappropriate appearance and tendency to degrade and change position. However, in this case, a significant number of original windows in the area have been replaced over time with windows with applied glazing bars, so it would be unreasonable to request identical replacements. The glazing bars although not integral would be structural so should better retain their position on the windows.

At the rear of the property, it is proposed to replace the existing French doors with new enlarged glazed metal and timber doors at ground floor level. The proposed triple glazed sliding doors are located at the rear of the property and would not be prominent in public views. The dormer windows at second floor level would also be made out of metal and timber. Given the varying styles of rear fenestration along this part of Hillway, the proposals would not be out of character. The proposal was amended during the course of the application and the dormer balustrade is now proposed to be made out of metal and glazed as opposed to the proposed fully glazed one.

It is proposed to insert a rooflight on the side elevation of the pitched roof with integrated external shading blinds as well as replace two rooflights, one of which to the side annex which would be enlarged, the other one to the front elevation of the pitched roof. The rooflights are not considered to have a detrimental impact on the host building or the wider conservation area. Furthermore, given the siting of the proposed new rooflight on the side elevation pitched roof, it would not be visible from the public realm nor cause any harm in terms of overlooking or light spill. The solar shading blinds to the rooflight on the side elevation and rear elevation windows at ground and second floor levels would also have limited visibility from the public realm.

Following officers' comments, the originally proposed solar panels on the side of the front gable do no longer form part of the application as they were considered to be too dominant in the streetscene. Solar panels are proposed on the side elevation of the main roof slope, they would project by no greater than 0.15m and are positioned to not appear dominant in the street scene. The solar panels are acceptable in terms of both design and on sustainability grounds.

With regard to the insulation, in order to provide a degree of uniformity with neighbouring properties and to retain the recess between the roof and the gable end, it was agreed that the proposed gable timber detail would be deepened such that the recess depth would be matching the existing. A sample of the render demonstrating the roughcast texture was also provided to officers' satisfaction. The roughcast render finish will be secured by condition.

The proposal would not result in harm to the character or appearance of the Holly Lodge Conservation Area. The proposal would also improve the thermal performance of the building which is a material planning consideration.

Overall therefore, the proposed works are considered to be sympathetic to the existing appearance of the host property in terms of design, location, size and

materials, and would preserve the character and appearance of the building, streetscene and Holly Lodge Conservation Area, and as such, is acceptable.

Due to the nature of the proposed works, they are not considered to result in harm to the amenity of neighbouring occupants.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The Holly Lodge Estate CAAC were consulted, and comments were raised in relation to the hours of construction and roof heights differences. This has been addressed separately in the consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Holly Lodge 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 A1, CC1, D1 and D2 of the Camden Local Plan 2017, policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017, as well as the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 grey rectangular background.

Daniel Pope
Chief Planning Officer