

PLANNING & SUSTAINABILITY STATEMENT

75 Hillway, London N6 6AB

May 2025, rev00



CONTENTS

1.0	INTRODUCTION	3
1.1.	Purpose of this Document.....	3
1.2.	Application Summary	3
2.0	CONTEXT	4
2.1.	Location	4
2.2.	Existing Building & Use	5
2.3.	Conservation Area	6
2.4.	Relevant Planning History	7
3.0	POLICY	8
3.1.	Relevant Considerations & Policies	8
4.0	PLANNING & SUSTAINABILITY STATEMENT	9
4.1.	Description of Proposal	9
4.2.	ASHP	9
4.3.	MVHR	12
4.4.	External solar shading	12
5.0	HERITAGE STATEMENT	13
5.1.	Heritage Context	13
5.2.	Development Principles	13
5.3.	Heritage Impact.....	13
6.0	SUMMARY.....	14

1.0 INTRODUCTION

1.1 Purpose of this Document

1.1.1 This Planning Statement has been prepared on behalf of the owner in support of development at 75 Hillway, London N6 6AB.

1.1.2 This document describes the site, its context and outlines the design proposal in relation to planning policy.

1.2 Application Summary

1.2.1 The application seeks approval on behalf of our client in support of the minor amendments to permitted application 2024/1788/P, consisting of:

- introduction of additional external solar shading blinds to the rear elevation at first floor level, matching those already permitted under application 2024/1788/P;
- introduction of energy efficient ASHP with timber screening to the north-west side elevation;
- introduction of MVHR supply and return vents to the north-west side elevation and roof.

1.2.2 These alterations are sought in relation to the thermal upgrades already permitted under the application in order to further improve the energy efficiency of the property and reduce carbon emissions.

2.0 CONTEXT

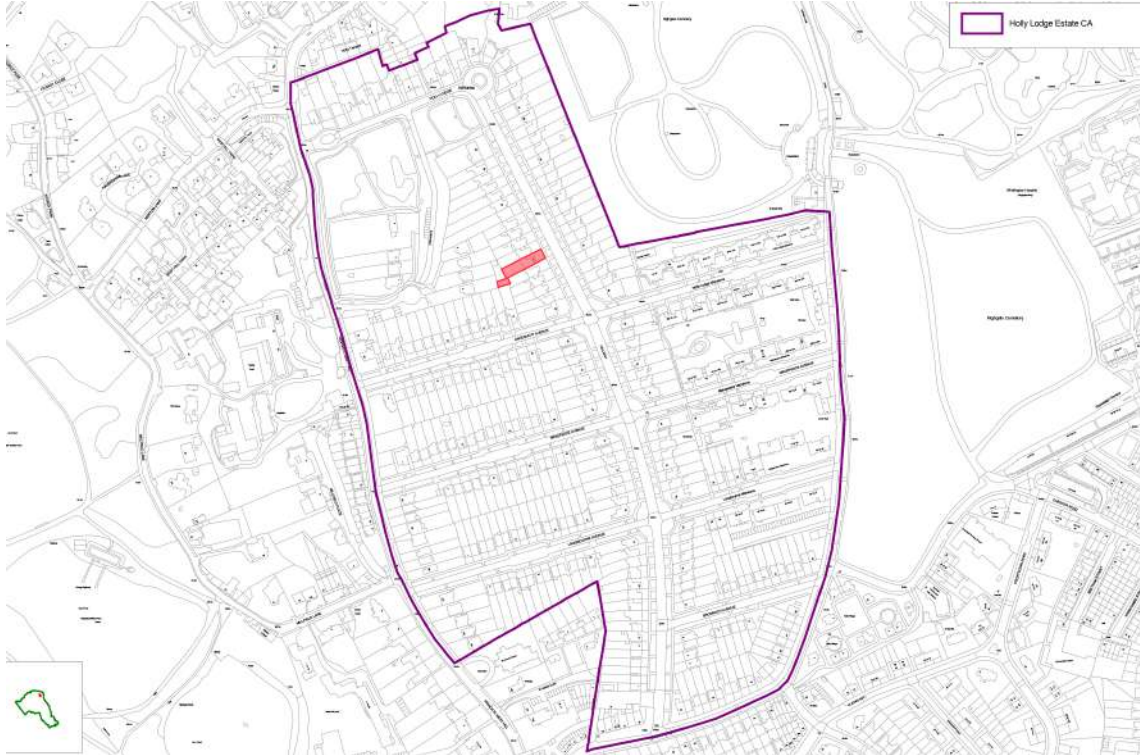


Fig.01: Site location shown outlined in red within Holly Lodge Estate Conservation Area

2.1. Location

2.1.1 This application relates to 75 Hillway, an unlisted building comprising ground, first, and second floors. It occupies a long rectangular shaped site located on the northwest side of Hillway within the Holly Lodge Estate.

2.1.2 There is a difference in elevation of ca. 55m along the entirety of Hillway and ca. 10m along the portion on which the property lies; between Oakeshott Avenue and Holly Lodge Gardens. As such, a consistently level roofline is not perceived along the street.



Fig.02: Hillway streetscape from 73 Hillway to 91 Hillway demonstrating change in elevation of ca. 10m.



Fig.03: 75 Hillway, between 73 Hillway on the left and 77 Hillway to the right. As demonstrated, much of the southeast roof elevation to 75 Hillway is obscured by surrounding trees.

2.2. Existing Building & Use

2.2.1 75 Hillway is a three-storey English vernacular building characteristic of the style and age of the surrounding properties to the Holly Lodge Estate, developed in in 1920s.

2.2.2 These properties along with 75 Hillway predominately feature steeply pitched, clay-tiled hipped roofs with protruding front gables, and white roughcast rendered walls with black mock-Tudor timber framing details.

2.2.3 Similarly to the houses along Hillway, the property is primarily detached though connected to neighbouring properties via a single-storey garage at ground level.

2.2.4 Minor refurbishment works were carried out to the property in 2006, including conversion of the garage and loft areas to maximise usable spaces along with installation of thin double glazed timber windows and doors, sympathetic to the existing and surrounding properties.

2.2.5 Notwithstanding, given the age and associated construction type, the thermal performance of the property falls significantly short of current standards.

2.2.6 The property has historically been and continues to be used as a single-family dwelling (C3(a)).

2.3. Conservation Area

2.3.1 The site is located within the Holly Lodge Gardens Character Area of the Holly Lodge Estate Conservation Area, and the property is accessed via Hillway; a principal road running north to south within the centre of the Holly Lodge Estate.

2.3.2 Whilst neither 75 Hillway nor the surrounding properties are listed buildings, the property, along with the majority of those within the conservation area are identified as positively contributing within the Holly Lodge Estate Conservation Area Townscape Audit.

2.3.3 Relevant extracts from 'Character & Plan Form' of the CA Appraisal & Management Strategy:

'The character of the conservation area is homogeneous; a housing development based on a 1923 masterplan rooted in garden suburb principles.'

'The architectural approach which is low rise, predominantly two storeys in an English vernacular tradition with steep pitched roofs and gables, traditional materials, brick tile and render, and the harmony of the overall appearance of the houses, both detached and semi-detached, on the west and central parts of the estate.'

2.3.4 Relevant extracts from 'Architectural Quality & Build-Form' of the CA Appraisal & Management Strategy:

'There is a common architectural vocabulary of half-timbering, render, timber casement windows, doors and porches, and prominent clay tiled roofscapes across the estate, but this is used selectively in different streets to give a distinct and unified character to different groups of houses. This adds a richness and variety of appearance within the very successful overall homogeneity of character.'

2.4. Relevant Planning History

2.4.1 Below is a planning history summary for 75 Hillway:

YEAR	PROPERTY	REFERENCE	DESCRIPTION	STATUS
2024	75 Hillway	2024/1788/P	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.	Granted
2006	75 Hillway	2006/1461/P	Erection of a single-storey side extension and a side dormer to the residential dwelling (Class C3).	Granted

2.4.2 Below is a summary of relevant planning history for surrounding properties to 75 Hillway:

YEAR	PROPERTY	REFERENCE	DESCRIPTION	STATUS
2024	15 Swain's Lane	2024/2740/P	Installation of an ASHP in the forecourt and installation of external grilles to front and side elevations.	Granted
2024	Flat J 6 King Henry's Road London NW3 3RP	2024/5695/P	Enclosure of roof terrace at third floor level to form winter garden; extending of glazed tower with roof access hatch; installation of PV panels and air-cooling units at roof level, and ASHP at ground floor level; replacement windows to front elevation.	Granted
2024	Site at rear of 26, New End Square, London NW3 1LS	2024/5765/P	Installation of 1x ASHP and acoustic enclosure in front garden. replacement of front garage doors, entrance porch roof and door.	Granted

3.0 POLICY

3.1. Relevant Considerations & Policies

3.1.1 The National Planning Policy Framework (2023)

3.1.2 The London Plan (2021)

3.1.3 Camden Local Plan (2017)

CAMDEN LOCAL PLAN 2017	POLICY
MEETING HOUSING NEEDS	H3
PROTECTING AMENITY	A1
NOISE & VIBRATION	A4
DESIGN & HERIAGE	D1, D2
SUSTAINABILITY & CLIMATE CHANGE	CC1, CC2

3.1.4 Supplementary Planning Documents (SPDs) and Guidance

- Design CPG (2021)
- Energy Efficiency CPG (2021)
- Home Improvements CPG (2021)

3.1.5 Other Local Strategies or Publications:

- Holly Lodge Estate Conservation Area Appraisal & Management Strategy (Adopted December 2012)
- Energy Efficiency Planning Guidance for Holly Lodge Estate Conservation Area (2012)

4.0 PLANNING & SUSTAINABILITY STATEMENT

4.1. Description of Proposal

4.1.1 The application seeks approval on behalf of our client in support of the minor amendments to permitted application 2024/1788/P, consisting of:

- introduction of additional external solar shading blinds to the rear elevation at first floor level, matching those already permitted under application 2024/1788/P;
- introduction of energy efficient ASHP with timber screening to the north-west side elevation;
- introduction of MVHR supply and return vents to the north-west side elevation and roof.

4.1.2 These alterations are sought in relation to the thermal upgrades already permitted under the application in order to further improve the energy efficiency of the property and reduce carbon emissions.

4.2. ASHP

4.2.1 The proposal seeks to place an energy efficient ASHP unit to the north-west side elevation.

4.2.2 An ASHP is sought in lieu of other traditional heating systems, such as gas boilers, given they are considerably more efficient and have reduced carbon footprint.

4.2.3 This location is proposed in order to maximise the energy efficiency of the system whilst also ensuring it is positioned as far away from sensitive acoustic receptors as possible.

4.2.4 The application is supported by a Noise Impact Assessment, demonstrating that the proposed equipment operational noise levels are below LBS's noise limit criterion.

4.2.5 It is not possible to locate the ASHP unit directly to the rear of the property, as this would place the unit closer to sensitive acoustic receptors and thereby exceed the acceptable acoustic levels criterion as set out by LBC.

4.2.6 In order to place the unit at the rear, one would need to consider either a split device to reach acceptable noise levels or install the ASHP much further away from the property, connected with heavily insulated pipework, which would greatly reduce the energy efficiency.

4.2.7 Currently, split ASHP devices utilise R32 refrigerant at best, which has a significantly damaging Global Warming Potential (GWP) of 675. Whereas the ASHP unit proposed under this application utilises R290 refrigerant, which has a considerably reduced GWP of 3; less than 0.5% of R32. There are therefore no split devices currently available utilising environmentally acceptable refrigerants.

4.2.8 Consequently, in order to place an ASHP at the rear, one would need to set-back from the rear façade by approximately 15m to fall within LBCs acceptable acoustic criterion. Accounting for insulated supply and return pipework to and from the unit to the property, and the anticipated

running temperatures, would result in an increase in heat loss and thereby energy demand to the property of ca. +8%.

4.2.9 Placing the ASHP unit to the rear of the property would therefore clearly adversely impact the energy performance and thereby environmental impact of the property, contravening policy CC1 and CC2 of Camden Local Plan.

4.2.10 As demonstrated under the relevant planning history, several ASHPs within Conservation Areas have been approved by Camden. Most notably, application 2024/2740/P to 16 Swain's Lane, permitted 27th August, indicates an ASHP unit to the front elevation, unobscured and directly facing a public highway.

4.2.11 By contrast, the ASHP proposed within this application to the side elevation at 75 Hillway is obscured from the public view, both from the front and side approach, on account of the existing dense soft landscaping, change of level and fencing present at this site.

4.2.12 A series of figures are provided overleaf, demonstrating that the location of the ASHP is clearly obscured from public view.

4.2.13 Nonetheless, the proposal seeks to introduce lightweight timber screening to further obscure the ASHP from view to anyone walking down the private driveway of the property.

4.2.14 A number of properties along Hillway feature timber enclosures in similar locations to that of the ASHP proposed at 75 Hillway. It is therefore deemed that the introduction of a timber screen to the side of the ASHP will be congruous to the neighbouring properties and thereby not adversely impact the character of the Conservation Area.



Fig.04: 16 Swain's Lane street view, September 2022. As demonstrated, the permitted ASHP location under application 2024/2740/P will be clearly visible from the public realm. (source: www.google.com)



Fig.05&06: 75 Hillway head and side approach, August 2023. As demonstrated, the proposed ASHP location will not be visible from the public realm. (source: author)

4.3. MVHR

4.3.1 The proposal seeks to place supply and return vents for an energy efficient MVHR unit (located internally within the property) to the north-west side elevation and roof.

4.3.2 Due to the improvements made in airtightness in relation to the application of external insulation as permitted under the original application, MVHR is sought in to satisfy Building Regulations ventilation requirements and promote healthy indoor environment.

4.3.3 In line with the applicant's aspirations to reduce heat loss and thereby energy demand, the MVHR unit would recover around 96% of heat from extracted air, significantly improving the energy efficiency of the building.

4.3.4 The application is supported by a Noise Impact Assessment, demonstrating that the proposed equipment operational noise levels are below LBS's noise limit criterion.

4.3.5 The vents required to serve the internal MVHR unit have been strategically placed on the north-west elevation and roof as not to be visible from the public realm. Consequently, it is deemed that the introduction of these vents will not adversely impact the character of the Conservation Area.

4.4. External solar shading

4.4.1 On further detailed modelling of the property energy performance, overheating was detected in the rear bedrooms at first floor level, which would be alleviated with solar shading.

4.4.2 In order to reduce the risk of overheating, the application therefore seeks to introduce external solar shading to the two rear windows at first floor level, matching those already permitted under the original application.

4.4.3 Given the location of the windows at the rear away from any principal elevation, and shading devices would match those already permitted with due consideration to overheating and energy demand, the proposed amendment is deemed within planning policy and not to adversely impact the character of Holly Lodge Estate.

5.0 HERITAGE STATEMENT

5.1. Heritage Context

5.1.1 75 Hillway lies within the Holly Lodge Estate Conservation Area.

5.1.2 Though not listed, the property, along with the majority of those within the conservation area are identified as positively contributing within the Holly Lodge Estate Conservation Area Townscape Audit, given their distinctive mock-Tudor English vernacular style.

5.2. Development Principles

5.2.1 The proposal has been developed to preserve the character of Holly Lodge Estate as a Heritage asset.

5.2.2 The development does not propose to demolish or extend externally in a way that would adversely impact the character of the property.

5.2.3 Alterations are strategically positioned as not to be visible from the public realm, thereby conserving the existing character of the property visible from street level at the front elevation.

5.3. Heritage Impact

5.3.1 The addition of vents at roof level, and ASHP the side elevation is obscured from public view. An additional lightweight timber screen, in line with timber enclosures commonplace at the location along 75 Hillway, is proposed to the side of the ASHP to further obscure the unit from the view of persons walking down the private driveway of the property. The development will thereby not adversely impact the distinctive character of the Holly Lodge Estate Conservation Area.

5.3.2 Alterations to the rear are congruous to the original approved application, are not directly visible from street level, and thereby do not affect the Holly Lodge Estate character.

6.0 SUMMARY

6.1.1 The application seeks approval on behalf of our client in support of the minor amendments to permitted application 2024/1788/P, which includes additional external shading to the rear elevation, MVHR supply and return vents, and an ASHP unit to further improve the thermal performance and energy efficiency of the existing property.

6.1.2 The proposed alterations are deemed not to adversely impact the distinctive character of the Holly Lodge Estate heritage asset.

6.1.3 We are confident that the proposal is within planning policy and compatible with the Holly Lodge Estate Conservation Area Appraisal & Management Strategy