

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		07/01/2013	
		N/A / attached		Consultation Expiry Date:		13/12/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/5967/P			
Application Address				Drawing Numbers			
16 Hillway London N6 6QA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear extension, raising the height and replacement doors to the existing side extension, and erection of dormer windows to the rear and side (north) roofslopes.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 16/11/2012-07/12/2012 Press advert 22/11/2012-13/12/2012 No responses received					
CAAC/Local group comments:		Holly Lodge CAAC object: <ul style="list-style-type: none"> • The dormers are excessive in bulk and size and of poor design • There should only be one small dormer on the north side • Dormers should be clad in tiles to blend in with the existing roof • Dormers should be set below the roof line • Whilst it is disappointing that the rear porch cannot be retained there is no objection to the rear extension Officer comment: the proposal has been revised to reduce the number and size of the dormers and clad them in tiles to match the existing roof (see sections (1.2 & 2.4-2.10))					
Site Description							
The application relates to a two storey detached house of the eastern side of Hillway between Bromwich Avenue and Langbourne Avenue. The house was built in the Arts and Craft style finished in roughcast render, with front gable, double height bay, hipped roof and tall chimneys, which is characteristic of the Holly Lodge Estate. The site lies within the Holly Lodge Conservation Area and all the buildings in the conservation area are identified as making a positive contribution to the conservation area. The estate is exclusively residential and comprises predominantly of detached and semi-detached single family dwellings.							

Relevant History

Planning

2007/5856/P Retention of existing verandah with glazed pitched roof to the rear of a single family dwellinghouse (Class C3). Refused 02/09/2008. Appeal dismissed 19/06/2009

2004/1596/P Proposed loft conversion involving the insertion of 2 side dormer windows - one on each side, and a rear dormer window. Withdrawn 08/06/2004

9400710 The erection of a rear ground floor conservatory. Refused 15/09/1995

9301151 The erection of a rear conservatory. Refused 28/01/1994

Enforcement

EN07/0786 Retention of existing verandah with glazed pitched roof to the rear of single family dwellinghouse. Enforcement Notice issued 10/11/2009. Verandah removed case closed 31/03/2010

Neighbouring sites

10 Hillway

The erection of two dormer windows one to the side and the other to the rear. Granted 17/02/1995 (ref 9401303)

14 Hillway

The erection of rear conservatory and side dormer window. Granted 17/12/2004 (ref 2004/4510/P)

22 Hillway

Erection of a side and rear dormer window and installation of a front and side roof lights to single dwelling house (Class C3). Granted 14/08/2008 (ref 2008/2307/P)

Relevant policies

LDF Core Strategy and Development Policies

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

Camden Planning Guidance 2011

Holly Lodge Conservation Area Appraisal and Management Strategy 2012

NPPF 2012

Assessment

1 Proposal

1.1 Consent is sought for the erection of a rear extension including the removal of a rear porch, raising the height and replacement doors to the existing side extension, the erection of rear and side (north) dormer windows, the insertion of two rooflights to the side (south) roofslope, and the removal of the modern infilling of the front porch.

1.2 During the course of the application the proposal has been revised to meet officers' concerns. It was originally proposed to erect three dormer windows, one to each side, and one to the rear. The proposal has been revised to omit the dormer to the south side and replace it with two

rooflights. The proposed dormer to the north side has been reduced in width from 3.65m to 1.7m and increased in height by 400mm by lowering its base, the proposed rear dormer has been reduced in width from 1.35m to 0.85m and lowered by 430mm. The cladding of the dormers has also been changed from lead to clay tiles.

1.3 The main issues are:

- design
- amenity

2 Design

Rear extension and alterations

2.1 To the rear of the building is an original two storey closet wing approximately half the width of the house with a tiled porch alongside it. It is proposed to remove the porch and erect a single storey extension alongside the closet wing. The extension would measure 3.7m (w) x 2.9m (h) x 1.7m (d). It would not project beyond the existing closet wing and its modest size would ensure it was subordinate to the host building. It would be rendered and painted to match the existing house with large glazed sliding doors. Similar infill extensions can be seen at nos. 14, 18 and 20 Hillway, with similar door treatments to nos. 14 and 20.

2.2 The Holly Lodge Conservation Area Appraisal and Management Strategy (CAAMS) states that the key factors in the consideration of the acceptability of rear extensions will be the general effect on neighbouring properties, views from the public realm, and relationship with the historic pattern of development. As the extension is considered to be subordinate to the host building, there are similar extensions nearby, and the proposal would not be visible from the public realm, the proposed rear extension is considered appropriate.

2.3 The house, like many in the estate, is linked to its neighbour no. 18 by a single storey side extension with garage at the front and dining room at the rear. The dining room has French doors leading out onto the rear patio. It is proposed to raise the height of the dining room by approximately 285mm and replace the French doors with glass doors of the same design as proposed for the infill extension. The minor increase in height would not have a noticeable impact on the gap between the buildings, nor would it be readily visible from the street as it would be set back 7m from the front of the house. This minor alteration is not considered to harm the character or appearance of the building or the street scene.

Roof alterations

2.4 The detached and semi-detached houses on the estate were originally two storeys, but many have extended into their roof spaces to create additional floorspace resulting in dormer windows and rooflights. Some of these are overly large, or of an inappropriate design, and the Conservation Area Appraisal and Management Strategy highlights such roof alterations and extensions as being a key issue that erodes the quality of the conservation area. The CAAMS advises that roof alterations should respect the rhythm and scale of the street and surrounding buildings, and be sited below the roof line and subordinate in scale to the main roof. It further advises that the sides of dormers should be tiled with clay tiles.

2.5 The application site forms part of group including nos. 10-26 Hillway. Nos. 10 (granted 1995) and 14 (granted 2004) have single dormers on their south sides clad in tiles with pitched roofs. No. 22 has pitched roof dormers to its rear and north side roofslopes (granted 2008). No. 24 has a particularly harmful dormer roof extension that straddles both sides of the roof for which there is no planning history.

- 2.6 The existing building has a hipped roof incorporating a gable at the front and a secondary hipped roof to the rear closet wing. The proposal seeks to create additional accommodation in the roof space with a dormer window to the side roof slope (north), a dormer window to the rear roof slope, and two rooflights to the south facing side. As mentioned in section 1.2 the proposal has been revised to omit the dormer to the south side, and reduce the width of the remaining dormers and lower the rear dormer.
- 2.7 The proposed side dormer would measure 1.7m (w) x 1.9m (h). It would be 570mm below the roof ridge and 500mm above the eaves. It would feature a pair of timber framed windows and be tiled to match the existing roof. Although there would be plenty of separation from the eastern side of the roof, the proposed dormer would only be set in from the western side by 100mm, which is below the 500mm recommended by Camden Planning Guidance, however this is the most practical location for the dormer due to the location of the existing staircase, and it is considered preferable to have a smaller dormer closer to the side of the roof's edge than a larger, more centrally located, dormer.
- 2.8 The Conservation Area Appraisal and Management Strategy is less prescriptive than Camden Planning Guidance in that it does not recommend that dormers be set in from the sides of the roof by 500mm, but it does advise that they should respect the rhythm and scale of the street and surrounding buildings, and should be sited below the roof line and be subordinate in scale to the main roof. On balance the side dormer is not considered to harm the character or appearance of the host building or surrounding buildings and would comply with the CAAMS which contains more specific area-based advice than Camden Planning Guidance.
- 2.9 It is also proposed to erect a dormer window to the rear. The dormer would measure 850mm (w) x 1.3m (h) with a timber framed window and be clad in tiles. The proposed dormer would be set in from the sides of the roof by 450mm, be 600mm above the eaves and more than 1m below the roof ridge. The proposed dormer is considered to be a modest size and would comply with Camden Planning Guidance and the Conservation Area Appraisal and Management Strategy.
- 2.10 The proposal was revised to omit the proposed dormer to the south roofslope and replace it with two velux rooflights. The rooflights would measure 700mm x 1.3m and project approximately 50mm beyond the plane of the roofslope. The CAAMS advises that rooflights may be acceptable on roofslopes that are not highly visible from the public realm, and should be of a size and location that is appropriately subordinate to the roof itself. The proposed rooflights would not be that visible from Hillway as they would largely be obscured by the building's tall chimneys and its proximity to no. 14 Hillway, one of the rooflights would be visible in limited views from Bromwich Avenue to the south. As the rooflights would not protrude more than 150mm beyond the plane of the roofslope they would benefit from permitted development under Part 1 Class C.1(a) of the General Permitted Development Order 1995 (as amended), and therefore do not require planning permission.

Removal of front porch

- 2.11 The original porch has been extended forward by 400mm and filled in. It is proposed to remove this later addition. The Conservation Area Appraisal and Management Strategy encourages the retention of original porch structures as they make a valuable contribution to the rich and characterful appearance of the buildings and the area, and notes that the infilling of porches is harmful to the character and appearance of the conservation area. As such, this intervention is compliant with the CAAMS, but as it is the removal of a structure it is not considered that planning permission would be required for this element of the proposal.
- 2.12 As such the proposed alterations and extensions are not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The proposed infill extension would extend to the same depth as the existing closet wing and be the same depth as, and lower than, the porch it would replace. As such, the extension is not considered to impact on sunlight or daylight to adjoining properties.
- 3.2 It is proposed to raise the height of the existing side extension by 285mm for a length of 6m. As the extension abuts the windowless flank wall of no. 18 Hillway the increase in height would not affect sunlight or daylight to this property.
- 3.3 The proposed dormers, rooflights, and new sliding doors at rear ground floor level, would not face any windows to neighbouring properties. Therefore, the proposal would not introduce any additional overlooking.
- 3.4 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th January 2013. For further information please click [here](#).