

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/09/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		18/08/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
David Glasgow				2011/3497/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
88 Hillway London N6 6DP				Refer Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of a wrought iron balustrade on garage roof to front elevation of dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site Notice: 28/07/2011 – 18/08/2011 Press Notice: 22/07/2011 – 12/08/2011 No representations received as a result					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Holly Lodge CAAC:</b> Comment: No objection as long as the roof of the garage is not used as a terrace.					

## Site Description

The site is a two storey detached dwelling house located on the eastern side of Hill way. The building is not listed but is located within the Holly Lodge Estate conservation area.

## Relevant History

P9601231R2 - Erection of dormer windows on the north-facing side and rear roof slopes; a single storey ground floor extension to the rear of the existing side addition; a single-storey conservatory at the rear. Granted 18/10/1996

## Relevant policies

### LDF Core Strategy and Development Policies

#### Camden Planning Guidance 2006

#### Holly Lodge Conservation Area Statement

#### Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

#### Relevant Policies in Camden Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

## Assessment

### Proposal

The application is for the erection of 1.2m high wrought iron railings above the existing garage to the side of the main dwelling.

### Design

The front elevations along Hillway vary greatly in form and design whilst maintaining a type of varied uniformity typical of the Holly Lodge Estate. There are other examples of first floor level railings in and around the Holly Lodge Estate and the proposal is considered to be in keeping with local character in this context. Although located at first floor level, the wrought iron and slim detailing of the proposed railings is considered sufficient to prevent them appearing obtrusive or overly dominant of the front elevation. Overall the impact of the railings is considered relatively minor and not so significant as to result in harm to the character and appearance of the host building streetscene or conservation area.

### Amenity

The railings would have no impact on neighbouring sunlight, daylight, privacy or outlook. It is not proposed to use the newly enclosed area as a roof terrace, however if this were the case it is considered unlikely that this would result in any significant detriment to neighbouring amenity in terms of overlooking or noise nuisance. As such it is not considered necessary to restrict access via condition.

### Recommendation

Grant Planning Permission.

### Disclaimer

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