

SECTION B

TOWN PLANNING POLICY AND GUIDANCE

1. **The Holly Lodge Design guide** requires compliance with Camden's Supplementary Planning Guidance state that:

"19.13. Rear extensions should be designed to:

- *be subordinate to the building being extended, in terms of location, form, scale proportions and dimensions;*
- *respect the original design and proportions of the building, including its architectural period and style;*
- *respect existing architectural features, such as projecting bays or decorative balconies;*
- *respect the historic pattern and established grain of the surrounding area, including the ratio of built to unbuilt space;*
- *make sure it does not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage privacy/overlooking, and sense of enclosure; and*
- *allow for the retention of a reasonable sized garden.*

19.14. Materials should be chosen that are sympathetic to the existing building wherever possible."

These design guidelines have been complied with in the proposals as follows;

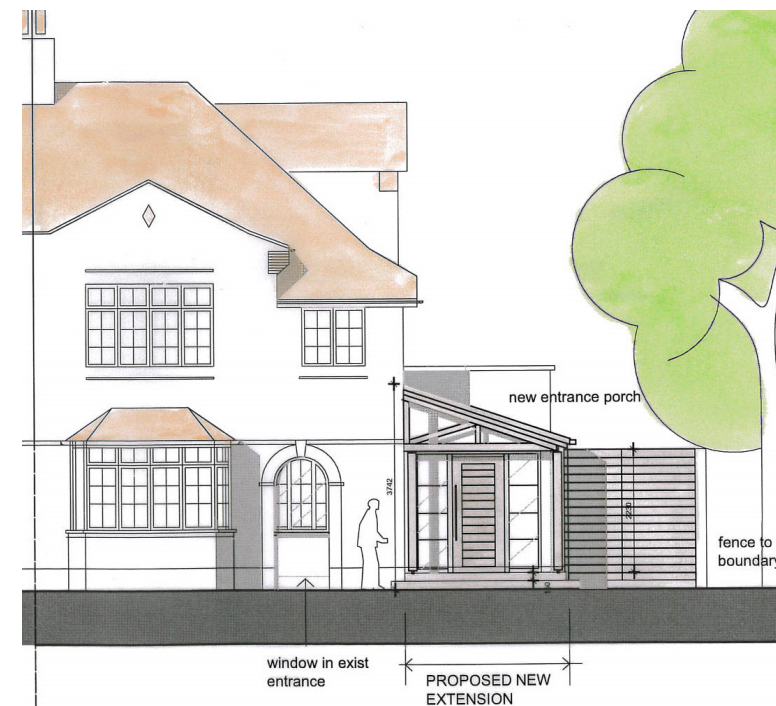
- The design of the proposed extension has two 'lean-to' pitched roof elements to break the bulk of the extension down so that it relates sympathetically to the form of the original house.
- The design of the extension has a more traditional 'gable end' treatment to the front elevation with timber framed details for the proposed new entrance porch which takes account of the local vernacular architecture in the use of expressed timber framing but in a more contemporary idiom.
- The proposed pitched roof design for the extension is a response to the Arts and Craft style of the existing house tiled roof with its the sprocketed eaves.
- The proposed extension has a side extension which is 2.675m wide which meets the criteria for side extensions to be less than ½ the width of the existing rear façade.
- The depth of the proposed rear extension at 3.5m matches & the pitched roof profile with the eaves at less than 3m mitigates the impact on the neighbouring property no. 21 to avoid loss of daylight & overshadowing. Recent Planning policy changes to the depth criteria associated with the [neighbour consultation scheme](#).* allow rear extensions greater than 3M depth for semi-detached properties. See section 2 below.
- The proposed roof-lights to the rear extension are set flush with the roof pitch to meet the Holly lodge guidelines criteria & are subordinate to the roof itself.
- The area of open space remaining around the property is well within the 50% limit of the land area around the original house & outbuildings. It is a larger than usual triangular site area which can readily accommodate the proposed extension.
- The proposed materials for the extension are chosen to match that of the original house with rough cast render for the external walls, oak framed timber detailing for the entrance porch, timber windows & clay tile & standing seam roof finishes.



Holly Lodge commentary on Porches- 5.4 of the Design Guide

'The variety of porch types on the Holly Lodge Estate is one of the elements which distinguishes each street from the next and is an indication of changing fashions in the 1920s. While the earliest houses on the southern half of the estate have simple curved brick arches and applied hoods, those further up the hill have rustic timber porch hoods, sometimes with the upper section serving as a balcony to the room above.'

The proposed entrance porch design takes account of the local vernacular architecture in the use of expressed timber framing but in a more contemporary idiom.



Proposed front elevation showing new entrance porch

2. Central Government Town Planning changes introduced in 2013:

The guidance as outlined reflects increases to the size limits for single-storey rear extensions which apply between 30 May 2013 and 30 May 2016, and the associated [neighbour consultation scheme](#).*

- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Single-storey rear extension must not extend beyond the rear wall of the original house* by more than three metres if an attached house or by four metres if a detached house.

In addition, outside Article 1(5) designated land* and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2016.

These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the [neighbour consultation scheme](#).*

- Maximum height of a single-storey rear extension of four metres.
- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres. (See * above)
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Two-storey extensions no closer than seven metres to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.

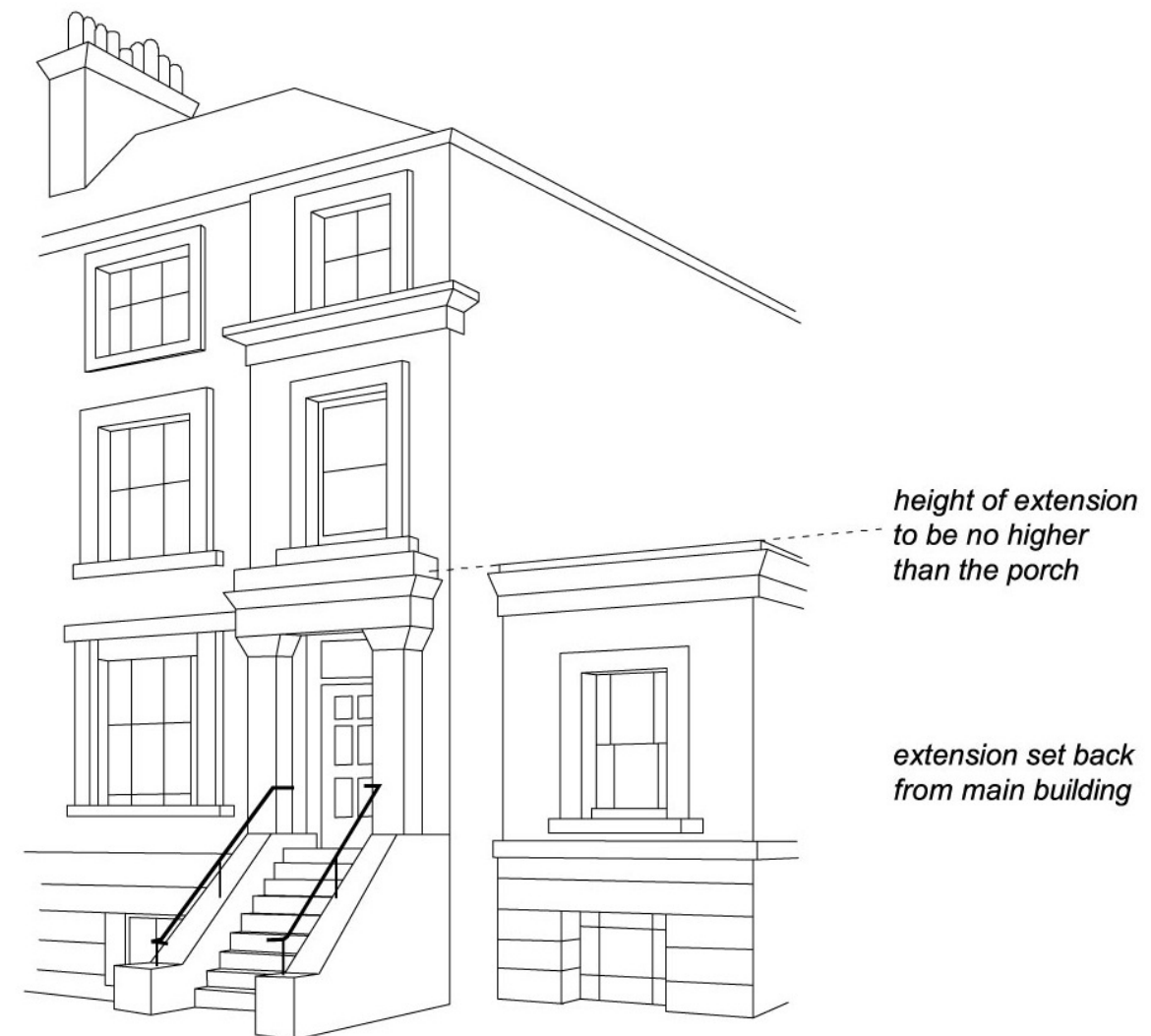
The proposed design complies with this Planning Policy criteria.

LBC Pre-Application Report Dated: 27th May 2014
Our Ref: 2014/2647/PRE
Contact: Mandeep Chaggar

A pre-application submission was made of the initial proposals to Camden Planning Department in March 2014. The officer, Mandeep Chaggar's report issued in May 2014 was generally favourable

The principal point of contention raised is the need to set the proposed side extension, well back from the line of the main house facade, (see Comments on the proposals, paragraphs 5 & 6) According to the Camden Planning Guidance section 4 item 4.16, Side Extensions should be 'set back from the main building, but no minimum dimension is given. Figure 3, illustrates this by showing a 3 storey Victorian style house with a small set back for the side extension but again no dimension is given although it appears to be less than 1m. There does not appear to be any similar policy in the Holly Lodge Estate design guidance document to contradict or clarify this requirement.

Figure 3. Side extensions



Extract from the Camden Planning Guidance section 4 item 4.16, Side Extensions

Side Extensions in the Holly Lodge Estate

Within the Holly Lodge estate, the depth for set back from the main house facades for side extensions is predominantly less than 700mm which as a precedent has been the case for many years. The pictures below show the variety of styles & treatment present throughout the estate, which would indicate that this is part of the historical 'urban grain' of the area & that deep set-backs for side extensions would be unusual & appear incongruous.



Properties in Holly Lodge Estate with Side Extensions



Properties in Holly Lodge Estate with Side Extensions

65 Hillway, N6, Holly Lodge Estate

A typical recent example of side extensions, is that at no.65 Hillway, granted consent in 201,0, which has a similar depth set-back for the new side extension to the proposal for no.23 Bromwich Avenue. This is shown below in the Planning consent drawings & as-built views.



View of 65 Hillway showing side extension

