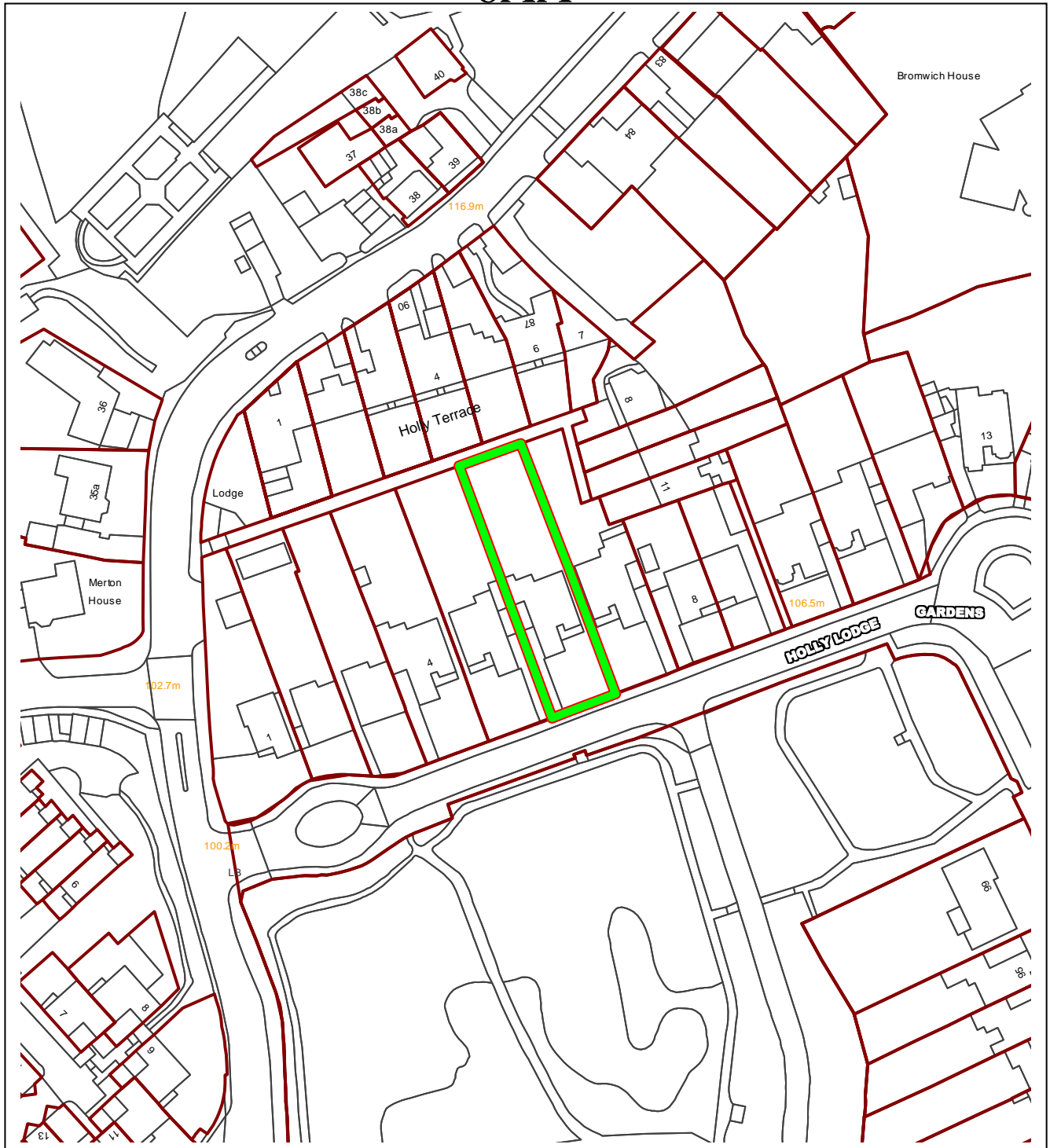


2014/4227/P 6 Holly Lodge Gardens N6 6AA



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6 Holly Lodge Gardens – site photos



Photo 1 : Aerial view to 6 Holly Lodge Gardens

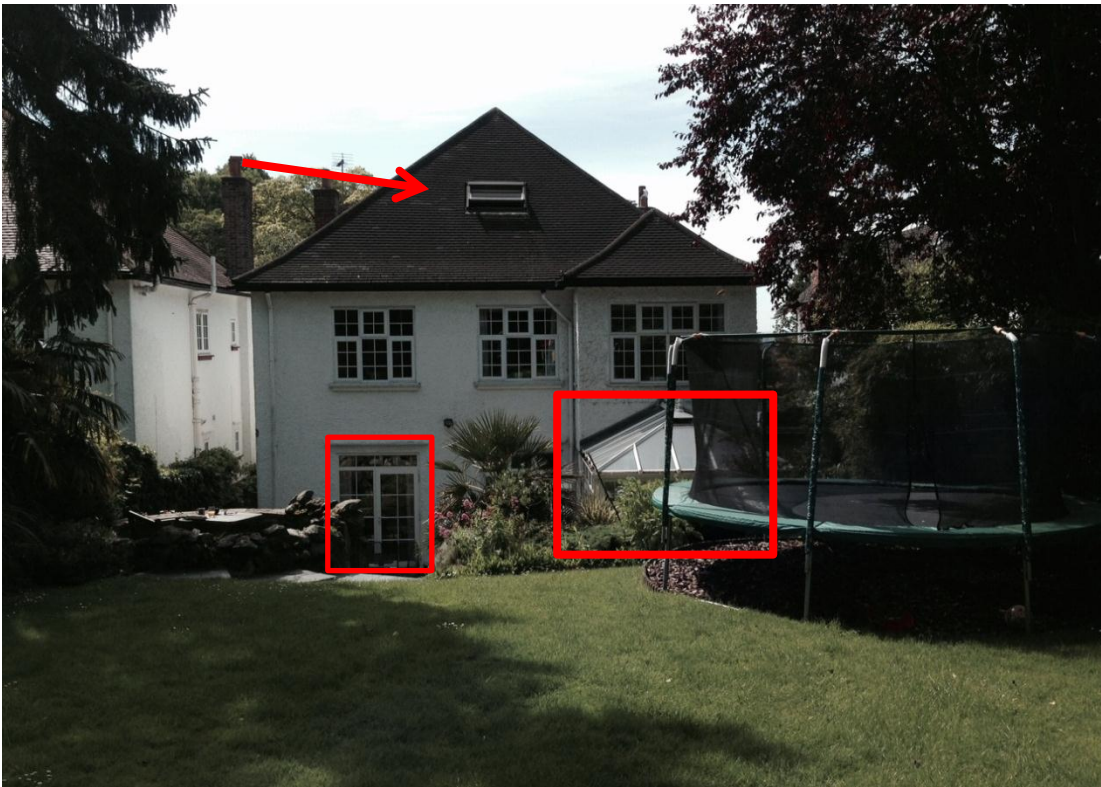


Photo 1: Existing rear elevation with arrow showing location of new dormer and rear extension and one set of doors to be replaced



Photo 2: Existing rear conservatory



Photo 3: Existing rear elevation and roof of rear conservatory visible on boundary with No. 5 Holly Lodge Gardens. Arrow shows location of second set of doors to be replaced.



Photo 4: View of rear elevation and boundary with No. 6 Holly Lodge Gardens



Photo 5: Existing front elevation with existing garages of No.s 5 and 6 Holly Lodge Gardens



Photo 6: View to Purple leafed plum in relation to existing rear conservatory – to be removed.



Photo 7: Apple tree to be removed - in relation to existing conservatory.

Delegated Report		Analysis sheet		Expiry Date:		22/08/2014	
(Members Briefing)		N/A		Consultation Expiry Date:		07/08/2014	
Officer				Application Number(s)			
Emily Marriott-Brittan				2014/4227/P			
Application Address				Drawing Numbers			
6 Holly Lodge Gardens London N6 6AA				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of ground floor rear extension and works to roof to include addition of rear dormer and roof lights.							
Recommendation(s):		Grant permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01 00	No. of objections	01
		No. electronic					
Summary of consultation responses:		<p>A press notice was published from 17/07/2014 to 07/08/2014. A site notice was displayed from 14/07/2014 to 04/08/2014.</p> <p>5 Holly Lodge Gardens: Garage extension will destroy any semblance of uniformity in the alignment of the existing garages and would be out of character with the rest of the street.</p> <p>Officer Response: The proposed garage has been removed from the application as a previous application was approved in 2012 for a garage extension. This previous approval is indicated on the revised plan.</p>					
CAAC/Local groups* comments: *Please Specify		<p>Holly Lodge Estate Conservation Area: 'Objection'</p> <ul style="list-style-type: none"> The building of a new garage alongside 6 HLG will result in an imbalance of this pair with their shared drive and for 5 HLG will result in a thin 'alley' approach to their garage. Officer response: The proposed garage has been removed from the application as a previous application was approved in 2012 for a garage extension. This previous approval is indicated on the revised plan. Concern that the chimney from the wood burning stove is at too low a level and likely to result in smoke entering first floor rooms of neighbouring properties. Officer response: The proposed chimney 					

breast is not likely to result in any amenity impacts to adjoining neighbour; it would be used for domestic purposes only.

- The rear dormer has a flat roof and seen from the side appears out of character with the rest of the roof particularly when viewed from the west where it projects incongruously above the existing hipped roof of the rear extension. **Officer response:** The proposed dormer will sit in the centre of the rear roof slope and would align well with the existing windows on second floor level below which would be located either side of the dormer. The dormer is of a traditional style with timber and lead detailing which is appropriate within the existing roof slope.

Site Description

The site is a two storey semi-detached dwellinghouse located on the eastern side of Hillway, with Highgate Cemetery located to the west of the site. The site is located in the Holly lodge Conservation area but is not a listed building.

Relevant History

2012/6393/P - Erection of single storey rear and side extension at ground level, and alterations including a new dormer window on the rear roof slope, and the erection of a new retaining wall on the front elevation in connection with existing use as a dwelling house (Class C3). **(Granted 28/01/2013).**

2008/4556/P - Erection of single storey side and rear extensions, including the demolition of garage and existing rear extension. Alterations at roof level, including the erection of side and rear dormer windows as amendment to planning approval (ref. 2007/3157/P) to facilitate a loft conversion **(Granted 10/11/2008).**

Relevant policies

NPPF - 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth);

CS5 (Manage impact of growth);

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP25 (Conserving Camden's Heritage)

Holly lodge Conservation Area Appraisal and Management Strategy Statement 2006

Camden Planning Guidance 2013

CPG 1 (design) CPG 6 (amenity)

Assessment

1.0 Proposal

1.2 Erection of ground floor rear extension and works to roof to include addition of rear dormer and roof lights.

1.3 The main issues are: 1) the design of the extension and the impact on the appearance of the building and on the character and appearance of the conservation area 2) the impact on amenity for adjacent occupiers.

2.0 Amendments

2.1 It was recommended that amendments be made to the size of the window surround above the doors of the extension to reduce the bulkiness of the surround. Following discussions with the agent it was advised that structurally the opening is very large and there needs to be sufficient width at either side and enough room to get a steel support in over the doors and as such it would not be possible to

reduce the bulk. It is considered that the surround does not pose enough harm to the design to warrant refusal.

2.2 Amendments to the plans were made removing the proposed garage extension. A garage extension was granted previously in 2012 (planning reference: **2012/6393/P**) for the garage extension and this has been indicated on the plans for transparency.

3.0 Design and appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

3.2 Rear Extension

The proposed rear extension will replace an existing rear conservatory. The proposed extension would extend 5.1m on the boundary with No.5 Holly Lodge but is set in from this boundary by 3m. The height of the proposed extension would be 3.7m at a maximum on the boundary with 5 Holly Lodge (and set in from this boundary by 3m) and 3.1m at a minimum. The proposed materials for the rear extension include a metal lead lined zinc roof, a combination of vertical timber cladding and white render to match existing, glazed aluminium doors. At the rear it is also proposed to replace the existing uPVC terrace doors and windows to existing playroom with dark grey aluminium frames. The proposed chimney would be stone faced to match the existing landscaping on site.

3.3 It is considered that the proposed rear extension is acceptable. The extension does not dominate the rear elevation and is set of the boundary with No. 5 Holly Lodge Gardens by approximately 3m. The proposed extension would have a maximum height up to 3.7m, however, it would still remain separated from the second storey windows located above. The proposed materials are considered acceptable and the use of aluminium to replace the existing uPVC is considered acceptable. The proposed chimney breast is considered acceptable as it is unlikely to have any negative impact on the amenity of adjoining neighbours as it would be used for residential purposes only.

3.4 The Holly Lodge Estate Conservation Area Appraisal and Management Strategy notes that a rear extension can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. There are a number of large rear extensions along Holly Lodge Gardens. It is considered that the proposed extension which is set off the boundary and single storey only would not affect the balance or harmony of nearby properties, and given the existing garden is approximately 40sqm it is considered that the extension would not dominate the rear garden. The proposed design although contemporary, uses traditional timber and white render to match the exiting and the proposed glazed doors will result in a more lightweight extension.

3.5 Dormer and rooflights

The proposed dormer would be set off the ridge by more than 500mm. The proposed dormer will sit in the centre of the rear roofslope and would align well with the existing windows on second floor level below which would be located either side of the dormer. The dormer does not dominate the existing roofslope and is similar to other rear dormers which are located along Holly Lodge Gardens. The dormer is of a traditional style with timber and lead detailing which is appropriate within the existing roof slope.

3.6 One rooflight is proposed on the eastern roofslope towards the rear of the roofslope and would be flush with the existing roofslope in 'conservation style'. In addition two patent glazing lights would be located on the western roofslope towards the rear and would be flush with the existing roofslope. The proposed rooflights and glazing is considered acceptable.

4.0 Amenity

4.1 DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

4.2 Rear Extension

4.3 The proposed rear extension is unlikely to have a negative impact on the amenity of either adjoining neighbour at No.5 or 7 Holly Lodge as the extension is set off the boundary at a minimum of 3m and a maximum of 6m. The height of the extension on the boundary with No.5 would be a maximum of 3.7m but as a result of the setback it is not considered that any overbearing impact or loss of light would result from the proposal.

4.4 Dormer and rooflights

The proposed dormer window would be located in the centre of the existing roofslope and would have timber framed windows facing the rear elevation. The neighbour to the rear is located over 30m to the rear so no overlooking or privacy issues are considered likely. The proposed rooflights and patent glazing because of their location are not likely to cause any amenity issues.

5.0 Trees

5.1 The proposal includes the removal of two trees from the rear of the site. The first is an Apple tree which is located on the boundary between No.5 and the host site to the west of the existing conservatory. The tree is small and not considered to be of great significance. It is not visible from the public realm and its removal would not have a harmful effect on the wider conservation area.

5.2 The second tree proposed for removal is a Purple leafed plum tree which is located on the boundary between No.5 and the host site further into the rear garden than the Apple tree. While the tree would be visible from the public realm it is not significantly visible and its removal is not considered to have an adverse effect on the conservation area or the site generally. The Purple leafed plum is noted as a 'C2' tree which suggests a shorter remaining life expectancy. It is considered that removing the tree would not have a significantly harmful effect on the site as it has a shorter life expectancy than other trees which will remain. The tree which is located towards the rear of the garden would not result in adverse overlooking or privacy issues (except garden to garden) to the dwellinghouse at No.5 Holly Lodge Gardens and significant vegetation including trees would still remain on site.

6.0 Conclusion

The proposed rear extension at ground floor level and balcony at first floor are considered acceptable with regards to policies CS5, CS14, DP24 and DP26 in addition to supplementary planning guidance.

7.0 Recommendation: Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 8th September 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Jonathan Marrion
JOMA Architecture
Hargrave Mansions
53 Hargrave Road
London
N19 5SR

Application Ref: **2014/4227/P**
Please ask for: **Emily Marriott-Brittan**
Telephone: 020 7974 **4206**

2 September 2014

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Holly Lodge Gardens
London
N6 6AA

Proposal:

Erection of ground floor rear extension and garage extensions and works to roof to include addition of rear dormer and roof lights.

Drawing Nos: 1326-P07 Rev PA; 1326-P01 Rev PA; 1326-P10 Rev PB; 1326-P00 Rev PA; 1326-E02 Rev P; 1326-E01 Rev P; 1326-E04 Rev P; 1326-E03 Rev P; 1326-E00 Rev P; 1326-E07 Rev P; 1326-E09 Rev P; 1326-E08 Rev P; 1326-E10 Rev P; 1326-P02 Rev P; 1326-P09 Rev P; 1326-P11 Rev P; 1326-P04 Rev P; 1326-P03 Rev P; 1326-P08 Rev P; 1326-L01 Rev P (o/s map).

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1326-P07 Rev PA; 1326-P01 Rev PA; 1326-P10 Rev PB; 1326-P00 Rev PA; 1326-E02 Rev P; 1326-E01 Rev P; 1326-E04 Rev P; 1326-E03 Rev P; 1326-E00 Rev P; 1326-E07 Rev P; 1326-E09 Rev P; 1326- E08 Rev P; 1326 -E10 Rev P; 1326-P02 Rev P; 1326-P09 Rev P; 1326-P11 Rev P; 1326-P04 Rev P; 1326 - P03 Rev P; 1326-P08 Rev P; 1326-L01 Rev P (o/s map).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard
Director of Culture & Environment