



Design, Access & Heritage Statement

Address: 93 Hillway, London N6 6AB

Proposal: Minor amendments to the approved 2013/6887/P application that itself amended the earlier 2013/4511/P application for:

The erection of a single storey ground floor rear extension, following removal of existing extension, enlargement of the rear ground floor terraced area, installation of a dormer window on the side roof slope, extension of the existing front porch including enlargement of the terraced area at first floor level on the front elevation in connection with existing use as a single family dwelling (Class C3).

The minor amendments proposed here incorporating:

1. insertion of 2 x conservation grade roof lights in south east side roof slope
2. amendment to fenestration on approved rear roof dormer window
3. insertion of a flat roof light window in front ground floor utility room
4. insertion of 2 x flat roof light windows in 1st floor side ensuite and dressing rooms

Introduction

- 1.1 This statement sets out the principles that have informed the amended design details that follow on from the previous approved scheme 2013/6887/P that itself amended the earlier 2013/4511/P approval and should be read in conjunction with the application forms, the and the proposed plans and elevations.

Site description

- 2.1 The two-storey semi-detached dwelling house has been previously extended and is located on the east side of the road. Hillway forms the principle spinal route through the residential Holly Lodge Estate. The 20th century property is of typical design in the Holly Lodge Conservation Area of which it forms a part.
- 2.2 The property is not listed however it is in the north-west part of the conservation area described in the character appraisal document as character area 1: Holly Lodge Gardens.

Policy framework and design guidance

3.1 LDF Core Strategy

- CS5 – Managing the impact of growth and development
- CS14 – Promoting high quality places and conserving our heritage

Development Policies

- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours



Revised Camden Planning Guidance 2011

- CPG 1 Design
- CPG 6 Amenity

Holly Lodge Conservation Area Statement 2012 (section 4.20)

London Plan 2011

National Planning Policy Framework 2012 - In addition, the latest NPPF provides a presumption in favour of sustainable development and, alongside local plan policies, it too seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.

Proposal

- 4.1 The minor amendments proposed here will incorporate:
1. insertion of 2 x conservation grade roof lights in south east side roof slope
 2. amendment to fenestration on approved rear roof dormer window
 3. insertion of a flat roof light window in front ground floor utility room
 4. insertion of 2 x flat roof light windows in 1st floor side ensuite and dressing rooms

Planning Considerations

- 5.1 The main planning considerations include:
- The principle of the proposed extensions to the property
 - Impact on neighbour residential amenities
 - The overall visual impact on the character and appearance of the house and the conservation area
- 5.2 The alterations as described will have no impact on the visual appearance of the house and will have no further impact on the adjacent neighbour's amenities in terms of outlook or loss of light.

Summary

- 6.1 The cumulative visual impact of the proposed alterations as described, when viewed from the public realm will ensure that each element will remain visually unobtrusive and will not impact on the visual appearance of the house thereby ensuring that the changes will preserve the prevailing character of the Conservation Area. There will also be no impact on light or general amenities for immediately adjacent neighbours. The works then, as an amendment to the previously approved scheme, will remain consistent with the aims and objectives of the relevant design guidelines including the latest development and core strategy policies as detailed above.

