

2015/0246/P	93 Hillway	Amendment to application reference 2013/7128/P (dated 04/11/2014) for erection of single storey rear extension and associated excavation works to replace swimming pool internally - to increase length of extension by 2m.	Fergus Freeney
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Object

Pool House

The objection raised to the earlier application, 2013/7128/P, is more relevant, the extension to the main house incorporating the sunken pool is now proposed to be >12.5m long with at least 500mm projecting over the south fence of 95 Hillway. Although is currently screened by vegetation this should be considered temporary and not a permanent screen. As such it should be considered contrary to DP26 (Managing the impact of development on occupiers & neighbours).

This extension of the house into the garden, albeit a pool house, should also be considered over development of the site. In the HLE CAAMS, page 43, it states;

Rear garden spaces

The rear garden spaces of houses and mansion blocks in Holly Lodge Estate contain very mature vegetation, including many tall trees. The relationship of this high quality green space to the buildings is an essential part of the 'garden' character of the Estate. Development that results in the loss of private open spaces and causes harm to the garden character or the ratio of built to unbuilt space is unlikely to be acceptable due to the harmful impact this would have on the character and appearance of the conservation area.

The use of gardens for the erection of separate buildings for use as additional habitable space, (as opposed to garden sheds and playhouses), will be resisted.

Where garden structures can be erected under permitted development rights, particular care should be taken where these are in prominent positions, for example those on corner sites, where the visual impact of a proposal may be greater.

The incorporation of green roofs on garden structures can minimise the visual impact of structures and help them to blend into its garden setting more effectively.

Consideration should also be given to the effect of any proposed garden structures on downslope neighbours, as the topography exacerbates the likelihood of overlooking or overshadowing

Excavation of Pool

Since the earlier application the CAAC has been made aware of a spring in the old carriage way to Holly Lodge (the track extending north of Robin Grove). This is not identified within the BIA. Nor does the BIA make reference to the recent submission by 95 Hillway (2014/7606/P) to excavate a large basement adjacent to the pool. The impact of these two excavations which, if constructed, will result in a barrier some >3.5m deep and 24m long across the slope of Highgate Hill needs consideration. The probable path for any deflected ground water will be towards the spring north of Robin Grove.



Water flow in Robin Grove

Construction Management Plan

In addition to requiring a BIA CPG4 states that Camden will seek a (Construction) management plan for demolition and/or construction where basement works are proposed in conservation areas or adjacent to a listed building. Regrettably this was not demanded. Given that 95 Hillway is seeking to build a basement (2014/7606/P) and 91 Hillway already has permission for various works (2013/4512/P) & is seeking an amendment (2015/0245/P) a CMP is essential if this application is approved. Both 91 & 93 Hillway have the same owners and the work is likely to be concurrent.

The roads and foot paths on the Holly Lodge Estate are owned by Trustees and a signatory to the CMP should be the HLE Committee.

Drawings

As with 2015/0244/P it is unclear as to what eventually will be built. Although the application refers to approved application 2013/7128/P it omits the further proposals approved in 2013/6887/P. In order that the full impact can be assessed and for the avoidance of future confusion the applicant should be asked for a consolidating drawing incorporating all approvals granted to date.