

# 70 Hillway



## Site Photos



Rear elevation of application property



View towards number 72 Hillway, north of the application site





View towards number 68, south of the application site.



View to rear of garden and the trees of Highgate Cemetery

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>11/09/2014</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>14/08/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Neil Collins			2014/4140/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
70 Hillway London N6 6DP			Please refer to 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>					
Erection of a single storey rear extension and decking.					
<b>Recommendation(s):</b>		Grant planning permission subject to conditions			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>05</b>	No. of responses	<b>06</b>	No. of objections	<b>04</b>
			No. Electronic	<b>00</b>		
Summary of consultation responses:	<p>Advertised in local press 19/06/2014, expired 10/07/2014.</p> <p>Site Notice displayed 18/06/2014, expired 09/07/2014.</p> <p><u>68 Hillway - Comment</u>  Concerns regarding the proposed excavation and the impact upon the stability of land and the water table in the area.</p> <p><i>Officer response:</i></p> <p><i>The lower ground floor room, and the small amount of excavation that was originally proposed, has been removed from the proposal as it was considered that further information would be required to fully assess the impact on these issues, in addition to ground water flow. The resulting proposal does not include any excavation other than footing normally associated with domestic extensions and is considered to be acceptable subject to Building Regulations approval.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Holly Lodge Estate CAAC: Objection &amp; Comments</u></p> <p>Object on the following grounds:</p> <ol style="list-style-type: none"> <li>1 Inconsistencies in the drawings;</li> <li>2 The full width ground floor extension is contrary to the CAAMS and should be stepped as other houses are in this area;</li> <li>3 There is no Basement Impact Assessment in relation to the proposed basement area;</li> </ol> <p><i>Officer response:</i></p> <ol style="list-style-type: none"> <li>1. Inconsistencies have been rectified;</li> <li>2. Please see paras. 2.3 and 2.4;</li> <li>3. Excavation no longer forms part of the proposal;</li> </ol>					

## Site Description

A 2-storey dwellinghouse plus single-storey side extension located on the east side of Hillway, north of the junction with Oakeshott Avenue; and south of Holly Lodge Gardens and east of Robin Grove. The building is not listed; it is located in Holly Lodge Estate Conservation Area. The application building has been identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

**2013/6987/P** – Erection of front porch, Granted at Appeal

## Relevant policies

### LDF Core Strategy and Development Policies

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/ Revised CPG:2013

CPG1 (Design)

CPG6 (Amenity)

### Holly Lodge Conservation Area Statement

London Plan 2011

NPPF 2012.

## Assessment

### 1.0 Proposal

1.1 The application has been revised during the course of the application following officer negotiation to remove the following elements, which were considered to be unacceptable:

- First floor extension;
- Lower ground floor room, comprising excavation; and
- Reduction of the rear elevated decking.

1.2 The resulting proposal can be defined as a ground floor extension spanning the width of the property and a small raised decking area with steps to the lower garden level. The extension would project from the rear wall of the house by 1.15m on the northern side and 3.85m on the southern side. It would stand at a total height of 5m above ground level at its furthest point due to the sloping rear garden, but would be 3.1m above neighbouring decking. The extension would comprise a flat roof and would be rendered to match the host dwelling.

### 2.0 Assessment

2.1 The main issues concern:

- i) The impact of the proposal on the appearance of the host building and the Holly Lodge Estate Conservation Area; and
- ii) Amenity

### *Design and impact upon the Conservation Area*

- 2.2 The existing building comprises a side extension, which projects beyond the rear elevation of the building. Neighbouring properties in the area, and particularly on this side of Hillway, predominantly comprise single storey rear extensions that span the entire width of the plots and have already resulted in the ground floor separation of properties being altered.
- 2.3 The Holly Lodge Estate Conservation Area Statement (HLECAS) notes that '*Large and insensitively sited rear extensions which result in loss of amenity and sometimes privacy, exacerbated by the topography of the estate. These are often visible from the public realm in views across gardens*'. The rear of the application property is very secluded, particularly as the site adjoins the wooded Highgate Cemetery to the rear and is only viewed from the rear garden of the site and those of immediate neighbours.
- 2.4 The HLECAS does not preclude the addition of full width extensions, rather, the impact of full width extensions should be fully considered before planning permission is granted. In echoing legislation and adopted policy, the Statement makes clear that the historic pattern of development should be protected. It is noted that both adjacent neighbours, and those beyond, have very similar full width ground floor extensions. As such, it is considered that the historic pattern of development has been considerably altered in this part of the road. This is clearly portrayed in aerial photographs of the area. Given the existing neighbouring development, coupled with the restricted views of the rear of the building, the proposed extension is considered to preserve the character and appearance of the Holly Lodge Estate Conservation Area.

### *Amenity of neighbouring occupiers*

- 2.5 The property comprises an existing raised decked area, which would be replaced by the proposed extension. A smaller decked area is proposed with steps to provide access to the lower garden level. The narrower centrally located replacement decking would restrict views back towards neighbouring properties on either side and would improve the privacy for neighbouring occupants.
- 2.6 In terms of loss of light and outlook, the proposed extension would not have any effect. The proposed extension would project 1.15m further than the existing extension at number 72, which is on higher ground (being located uphill of the application site). On the opposite site, the proposed extension would project approximately 2.2m beyond the rear elevation of the adjacent number 68, to the south. As such, the residential amenity of existing residents would not be significantly affected.

**Recommendation:** Grant planning permission.

### **DISCLAIMER**

**Decision route to be decided by nominated members on 16<sup>th</sup> February 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.**

Ms Kate Stebakow  
23 Chestnut Avenue  
Brentford  
TW8 9QA

Application Ref: **2014/4140/P**  
Please ask for: **Neil Collins**  
Telephone: 020 7974 **4215**

12 February 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**70 Hillway**  
**London**  
**N6 6DP**

# DECISION

Proposal:

Erection of single storey rear extension and decking.

Drawing Nos: Site Location Plan; Existing Block Plan; Existing Plans; Existing Elevations; Proposed Plans and Roof Plan, Revision D; Proposed Elevations and Section A-A, Revision D.

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: Site Location Plan; Proposed Plans and Roof Plan, Revision D; Proposed Elevations and Section A-A, Revision D.

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

Director of Culture & Environment

**DRAFT**

**DECISION**