



08 March 2017

WvH Planning Ltd on behalf of
Robert Isaacs
91 Hillway
London
N6 6AB

Site address: 89 Hillway London N6 6AB

Proposal: Erection of single-storey rear and side extensions, following the demolition of existing garage to the flank elevation, the erection of two dormers roof extensions, installation of roof light to the rear, demolition of the chimney stack, fenestration treatment to the flank elevation at ground floor level and facade treatment all associated with the use as residential dwelling (Class C3).

Council Ref: 2017/0558/P

Case officer: Obote Hope

Dear Mr Hope

As owner of the property immediately adjacent to the application site, Mr Isaacs wishes to **object** to the proposed planning application that reflects the unacceptable impact that would derive from the further additions and enlargements to this property, the impact on the character and appearance of the conservation area and on the specific proposed design at the rear in terms of amenity and outlook.

Overview

As described in the Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012), Hillway itself is an important character area within the Holly Lodge Estate conservation area. The description indicates:

It provides a wide avenue and has a continuous rhythm, with the houses linked originally by single-storey garages set back from the frontage. The views across these single-storey structures give a connection to the gardens at the rear; there is a significantly detrimental effect when this view is reduced.

Large gardens areas are typical of properties within the Holly Lodge Estate, particularly with these houses on Hillway. The front gardens help to separate individual properties from the road; they are often screened with mature shrubs or planted formally. These characteristics help to underscore the garden suburb character and contributes to individual privacy.

The character appraisal at section 7 identifies a number of '**problems and pressures, and capacity for change**' that are directly relevant to the proposals at no 89:

There have been many extensions to the properties in the conservation area, some of which detract from both the appearance of the building as well as the wider area. There is concern about front and side dormers and side extensions and extensions that have an overbearing effect on rear gardens, particularly when the sloping site exaggerates the effect.

Alterations to the roofs need to take into consideration the slope, view from front, side and rear elevations. Materials are required to replace or repair the original surface like for like in terms of colour, shape and material.

Extensions have included building over garages and incrementally these result in the detached and semi-detached houses losing their distinctness and amalgamating into a terrace form which is particularly harmful to the historic character of the estate.

The associated management strategy for the wider Estate also clearly identifies the key issues and pressures put on the wider estate and also on sub-areas such as Hillway where the Council has resolved to halt the erosion of the special character of areas and to promote policies and working practices that work to maintain and enhance that character. The key issues as identified include:

- Loss of architectural detail and inappropriate replacements
- Overlarge or inappropriately detailed dormers and roof extensions
- Side extensions that fill the gap between separate houses
- Loss of soft landscaping to front gardens and loss of traditional boundary treatments
- Impact of large rear extensions

While then the preamble above, in terms of the context of the Holly Lodge Estate Conservation Area and the Hillway sub-area in particular, is lengthy it would seem appropriate then that along with the specific Development Policies that include: DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); and DP26 (Managing the impact of development on occupiers and neighbours) it would be appropriate that a more critical view can be taken of the proposals.



Side roof dormer additions

As clearly demonstrated above, with the front and rear elevations compared side-by-side and despite the existing situation at no 87 that has existing side roof dormer extensions, the 2 proposed dormers additions will further distort the shape and articulation of the arts and crafts design of gables and will further erode the existing roofscape. The insensitive design and over-scaled additions are not appropriate in this particular context and will not provide an

Willis von Holtz Ltd.

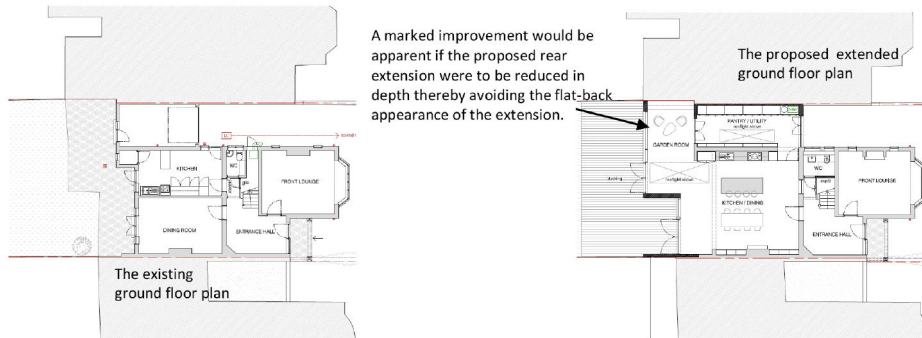
enhancement to the appearance of the house. Policy dictates that, within a conservation area, decisions should not be taken on precedent such that for instance no 87 already has 2 side roof dormers, it must then be considered on its own merits and on whether it enhances the appearance and character of the road and the wider conservation area. In this instance it should be clear that the 2 side dormers as presented, due to their scale and visual prominence, do not enhance the appearance of the house or the character of the conservation area.



The front streetscene elevation seen in context with no 87 and no 91 on either side.

Rear extension

The proposed rear extension, as indicated below, extends to be flush with the rear extension at Mr Isaacs' property. Without wishing to object to the principle of extending at the rear, Mr Isaacs feels strongly that for the sake of a better design and an improved appearance it would be preferable if a level of articulation was retained and there was an appropriate inset for the extension whereby the depth of the garden room extension was reduced such that the flat-back appearance of the 2 properties was mitigated.



Summary

The proposed extensions and alterations as described are overly large and are significant such that the overall appearance from the front and the rear will impact the general character and appearance of the house itself and the wider conservation area, while also impacting on neighbour outlook and amenity contrary to the wider aims of the Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012) and the specific policy requirements of DP24; DP25; and DP26.

As such it would seem appropriate that this particular application should be rejected on sound design and amenity grounds.

Yours sincerely



Philip Andrews – Director on Behalf of Robert Isaacs 91 Hillway