

2017/6650/P	89 Hillway N6 6AB	Erection of a full width rear extension at ground floor with rooflights and privacy screen to the flank elevation at first floor level, erection of a rear and side dormer roof extension with rooflights to the side and rear elevation, erection of a recessed first floor extension to the side of the property with a small rear balcony, increase size of the ground floor side extension towards the front of the house, infill of existing porch, installation of chimney stack serving front lounge and new velux conservation rooflight on the roof all associated with the use as dwelling house (Class C3).	Obote Hope
<p>Objection,</p> <p>Comment.</p> <p><u>North Side Extension</u></p> <p>A two storey extension is proposed, this is contrary to the Conservation Area Appraisal & Management Strategy which states (P48),</p> <p>Side extensions</p> <p><i>Planning permission may be required for the erection of side extensions.</i></p> <p><i>The in-filling of gaps between buildings will be resisted where this results in a characteristic gap in the streetscape being closed to an extent that the houses appear linked, or views through to gardens beyond are closed. Where side extensions would not result in the loss of a characteristic gap they should be single storey and well set back from the front building line. Extensions over existing garages or side extensions will be resisted. .</i></p> <p>Some houses on the estate do have 2 storey side extensions, including all odd numbered houses between 81 and 95 Hillway with the exception of the applicant however these are reputedly original, this type of extension being an option at the time of building the estate in the 1920's. This statement is supported by no planning applications for a 2 storey extension being shown on Camden's web site in this locality.</p>			



Photo of existing house, view through to rear garden would be lost if 1st floor side extension built.

The proposed design also incorporates a small 1st floor terrace at the rear of the side extension, although recessed this is contrary to CPG 5 which states (5.23)

‘Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security’.

The property has plenty of amenity space and thus it is recommended this terrace is refused, whether or not the 1st floor extension is granted.

If planning permission is granted the hours of permitted work should match those in the HLE Builders’ Code (available from the HLE Manager / HLE website);

*08.00 to 18.00 Monday to Friday
09.00 to 13.00 on Saturday
No working is permitted on Sundays and Bank holidays*

M Narraway
HLE CAAC
21-Dec-17

Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2017/6650/P
Address	89 Hillway London N6 6AB
Planning Officer	Obote Hope
Comments by	04 Jan 2018
Proposal	Erection of a full width rear extension at ground floor with rooflights and privacy screen to the flank elevation at first floor level, erection of a rear and side dormer roof extension with rooflights to the side and rear elevation, erection of a recessed first floor extension to the side of the property with a small rear balcony, increase size of the ground floor side extension towards the front of the house, infill of existing porch, installation of chimney stack serving front lounge and new velux conservation rooflight on the roof all associated with the use as dwelling house (Class C3).
Objection	Yes
Comment	Yes
Observations	Please see attached

Documents attached

No details entered

Documents attached

[2017-6650-P, CAAC Comments a](#)

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