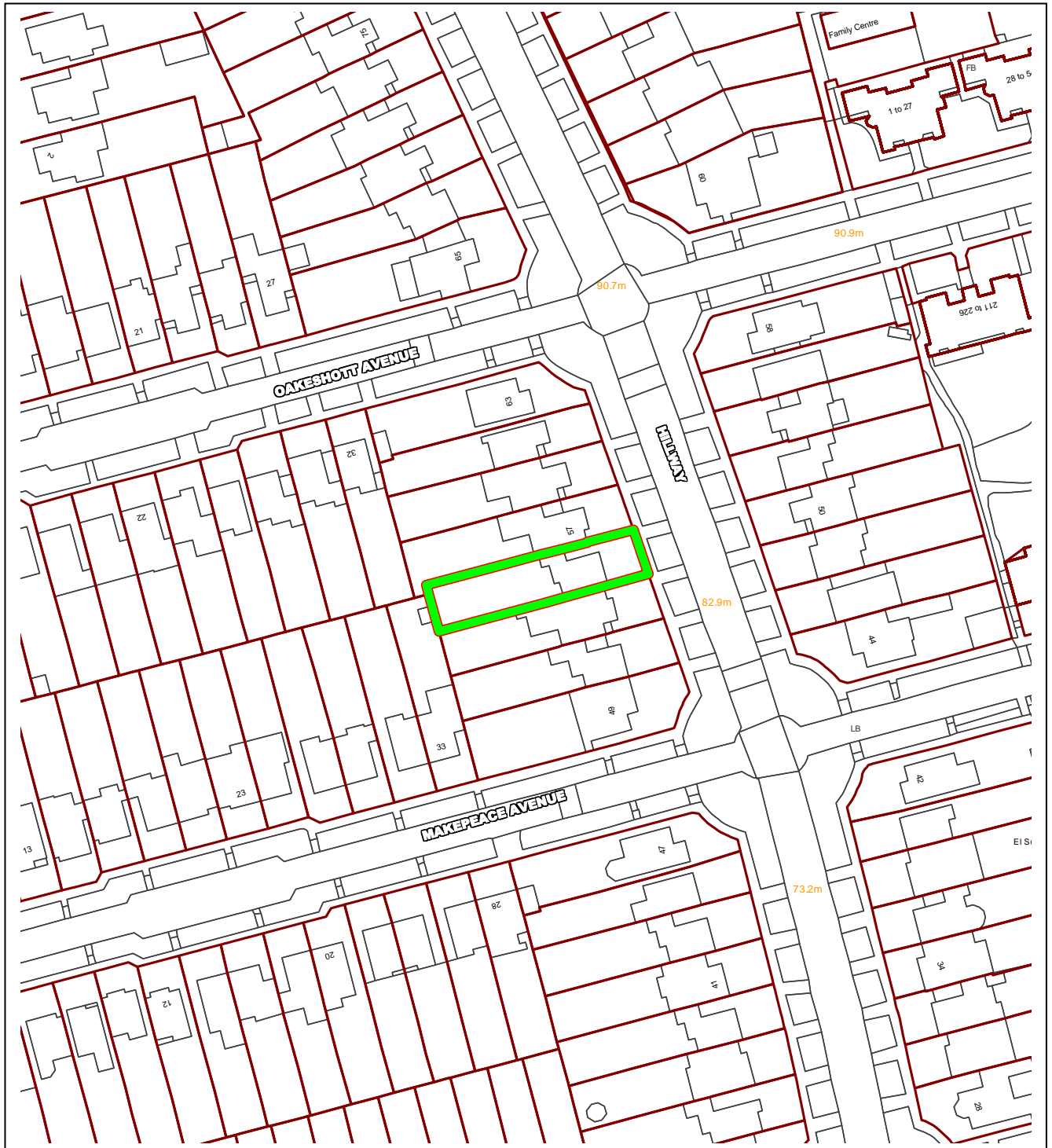


55 Hillway, N6 6AD (2017/7032/P)



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55 Hillway, N6 6AD (2017/7032/P)



1. Front elevation



2. Rear elevation



3. Front elevation



4. No. 77 Hillway (Granted 2014)



5. No.79 Hillway

Delegated Report		Analysis sheet		Expiry Date:	15/02/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	16/02/2018
Officer			Application Number(s)		
Sofie Fieldsend			2017/7032/P		
Application Address			Drawing Numbers		
55 Hillway London N6 6AD			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear and side extension and first floor rear extension. Loft extension involving the erection of a side and rear dormers, 2x rooflights to South elevation and alterations to rear roofslope. Garage conversion into a habitable room. Replacement windows and door on front and rear elevation. Landscaping works to front and rear gardens.					
Recommendations:		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	1	No. of objections	1
Summary of consultation responses:	<p>A site notice was displayed on 26/01/2018 (consultation end date 16/02/2018) and a press notice was issued on 25/01/2018 (consultation end date 15/02/2018).</p> <p>One response was received from No.57 Hillway following the public consultation process.</p> <p>Their comment can be summarised as follows:</p> <ul style="list-style-type: none">1) Querying if the rear extension will be below the height of the existing fence and not in line with the trellis.2) Side dormers impact on privacy3) Concern over 2m high fence, they claim it's in their ownership <p>Officer Response:</p> <ul style="list-style-type: none">1) The side/rear extension will match the height of the existing garage which is sited below the existing fence2) The number over dormers has been reduced and the side dormer does not face directly onto any side windows on No.57.3) In regards to ownership, this is a civil matter rather than a planning consideration.					
Holly Lodge CAAC	<p>In response to the original set of plans, objection was raised by the Holly Lodge CAAC. Their objection comments can summarised as follows:</p> <p>1. Side & Rear Extensions</p> <ul style="list-style-type: none">- The proposed plans extend the depth of the property by 4m or so at both the ground and first floor levels. The existing step in the rear elevation is to be removed with the rear wall now being flat. A single storey room is to be added at the north meaning in this area the extension will add 5 to 6m. <p>The Holly Lodge Estate Conservation Area Appraisal & Management Strategy (CAAMS) states:</p> <p>Rear extensions - Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but the general effect on neighbouring properties, views from the public realm, and relationship with the historic pattern of development will be the key factors in the consideration of their acceptability. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced.</p>					

- Extensions should be in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- The topography increases the effect of a rear extension for those on the downslope side, with the impacts of height and bulk, overlooking and overshadowing being greater than a similar proposal on level ground. Original rear projections on houses avoid an overbearing effect on their downslope neighbours by being located on the upslope side of the house, and subsequent extensions have largely, but not always, followed this pattern. Development on the downslope side can result in an excessively high wall for the downslope neighbour and so increase in height on this side is unlikely to be acceptable.
- Part width extensions are appropriate on houses that originally had a shallow part-width extension, but on flat backed properties a shallower full width extension is likely to be more suitable.

The rear extension does not accord with these principles.

2. Chimneys

- The existing roof plan drawing, 6245-03-012 omits the existing 3 chimneys (1 full height, 2 reduced in height) which are an important architectural feature of the Holly Lodge Estate.
- Roof plan drawing 6245-03-103 (proposed) also omits any chimneys however the elevations show a full height chimney. Referring to roof alterations on page 44 the HLE CAAMS states;

(a) The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be required.

For the avoidance of doubt the drawings should be updated to show the chimneys with preferably in the proposed versions both on the south side being full height.

3. Dormers

The Design & Access Statement under (2) refers to the template of the recently granted schemes (of 2 side dormers and 1 rear dormer) to numbers 77 & 79 Hillway (2014 & 2008), reference should be made to 81 Hillway, application 2017/3800/P and to which to a revised application the CAAC commented as follows;

- It is noted that some revised drawings were posted on the website 19-Jul, these reduced the number of dormers proposed from 5 to 3 (with none on the south slope) and not demolishing any of the chimneys.
- Whilst welcoming the reduction in the number of dormers it is disappointing that there are still 2 on the north slope. The first house to have 2 side dormers was 79 Hillway in 2008 (before the HLE Conservation Area Appraisal & Mgt Strategy, CAAMS, was adopted in 2012) and this now seems to be becoming the norm in this part of the estate having been repeated at 77 Hillway in 2014. When the 2008 decision was made the Members' Briefing report stated 'there may not be any others of this style (twin dormers) in the vicinity, but they are considered (to) respect of the form of the host property and not harm its

appearance or character of the conservation area, unlike many of the neighbouring single dormers'. The neighbouring properties referred to are probably those identified on drawing S17 of this application, and of which 3 predate the creation of the conservation area in 1993 (74, 87 & 90 Hillway) and only 72 Hillway (top right photograph) postdates it, being approved in 2005 and being a single side dormer.

- The final approved scheme for 81 Hillway had a single roof dormer to the north side and this is what should be permitted at 55 Hillway.
- The side dormer has a hipped roof which is preferred but could be made lower and thus reducing the bulk when seen from the road by being partially flat, the recently approved application 2017/6591/P, 30 Oakeshott Avenue is an example.

4. Rooflights

- Both rooflights appear to be almost touching the ridge?
- The dormer in 53 Hillway covers the stairwell.

5. Garage Conversion

- The dark stained timber cladding facing Hillway is not in keeping with the arts & crafts character of the estate.
- The timber cladding should be omitted and either the window shown match in style those elsewhere on the front elevation (and obscured if desired) or the windows hidden by mock garage doors of the arts & craft style.

CPG 1 states (2.12),

Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well-designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, however these should be laid to ensure a suitable level accessible surface is provided. Further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

The HLE CAAMS states (P 40)

Development proposals should preserve or enhance the character or appearance of the Holly Lodge Estate Conservation Area. This requirement applies equally to developments that are outside the Conservation Area but would affect its setting or views into or out of the area. High quality design and high quality execution will be required of all new development at all scales.

Officer comment

1. See section 3.5-3.9 and 4.2
2. See section 3.16
3. See section 3.13-3.15
4. Revised plans have been received moving the rooflights down from the ridge.
5. See section 3.10

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Site Description

No. 55 Hillway is a two storey detached residential dwelling with a linked garage on the West side of the road. Due to the sloping nature of Hillway, No.57 sits at a higher level to the application site and No.53 is a lower level. Although the property is not listed, the application site is within the Holly Lodge Conservation Area.

The Holly Lodge Estate is a distinctive planned development in the Garden Suburb tradition, dating to the interwar period (1920's) and located on the south facing slopes below Highgate Village. The buildings are designed in an English vernacular style influenced by the Arts and Crafts tradition. The houses along Hillway have moved away from the Arts & Crafts inspired style to so-called mock-tudor, with black and white details. Detached houses predominate, with those on Hillway stepping down the hillside in a series of small platforms. The detached houses are sometimes linked to their neighbours by single storey garages or extensions. All have large front and rear gardens.

Relevant Planning History

None relevant

Relevant planning history for other properties in the street:

67 Hillway

2013/1929/P– Erection of a single storey rear extension to dwelling house (Class C3)– **Granted 28/06/2013.**

77 Hillway

2014/3609/P– Erection of a single storey rear and side extension at ground floor level, installation of 2x dormers to the north facing roof slope and 2x rooflights to the south facing roof slope, conversion of second floor and garage into habitable space; including erection of a single storey rear garden studio including hard and soft landscaping works. - **Granted 27/08/2014**

79 Hillway

2009/3900/P – Erection of single storey rear and side extensions to replace existing conservatory, garage and garden shed, enclosure of existing porch and installation of decking to the rear ground floor garden area to single dwelling house (Class C3). - **Granted 26/10/2009**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the proposal impact of development

A2 Open Space

A3 Biodiversity

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015)
CPG6 Amenity (2011)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012) (HLECAAMS)

Highgate Neighbourhood Plan (2017)

TR1 Promoting Sustainable Movement

DH2 Development Proposals in Highgate's Conservation Areas

DH3 Rear Extensions

DH4 Side Extensions

DH5 Roofs and Roofscape

Assessment

1. The proposal

1.1. Planning permission is sought for the following works:

- Part single, part two storey rear extension (with a green roof at ground floor) :
 - measuring 4m deep, 5.9m wide and 3.3m high along the boundary with No.53 at ground floor
 - measuring 3.3m deep, 4m wide and 3.3m high along the boundary with No.57 at ground floor.
 - At first floor it will measure 1.3m deep and 3.3m wide.
- Single storey side extension and garage conversion to create a habitable room. The side extension will measure 3.3m in depth, 2.7m wide and stand at 2.8m high with a flat roof. It will be finished in dark stained timber.
- Loft extension involving the erection of a side and rear dormer, 2x rooflights to South elevation and alterations to rear roofslope.
 - The rear dormer will measure 1.6m wide, 1.6m deep and 2.4m high.
 - The side dormer will measure 2.4m wide, 1.4m deep and 2.4m high.
- Replacement windows on the front and rear elevation. The Upvc double glazed windows will be replaced with double glazed timber windows.
- Replacement front door
- Landscaping works to front and rear garden

2. Revisions

2.1. During the course of this application, several amendments were sought following advice from the Council's conservation officer in order to mitigate harm of the development

2.2. The following revisions were made to the scheme:

- Removal of 1x side dormer, resulting in the loss of an ensuite bathroom.
- Reduction in height of the remaining side dormer by 0.3m from 2.7m to 2.4m
- Reduction in scale of the rear dormer, from 2.1m to 1.6m wide and from 2.7m high to 2.4m high.
- Side extension reduced in height from 3.2m to 2.8m high resulting in a 0.4m reduction in height and change of materials from a perforated screen to black timber vertical slacks.
- Increase in the gap between the ridge of the roof and the 2x rooflights on the South

elevation from 0.1m to 0.5m.

- Existing and proposed drawings corrected to show chimneys

3. Heritage and design considerations

3.1. The Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Holly Lodge Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.3. The Council's Conservation Officer has reviewed this proposal and considers that the revised proposal will not cause detrimental harm to the host property or the wider conservation area.

Area statement - Character

There is a rhythm created by the spacing of the houses and the gaps between them. Many of the houses, particularly on Hillway, are linked by a single storey garage set well back from the building line.

Rear Extensions

3.4. The single storey element will measure 4m deep, 5.9m wide and 3.3m high along the boundary with No.53 at ground floor and measure 3.3m deep, 4m wide and 3.3m high along the boundary with No.57 at ground floor. At first floor it will measure 1.3m deep to the rear and 3.3m wide.

3.5. The Holly Lodge CAAC raised concerns about the scale, depth and impact from the level changes. It is noted that the application site is one of the few properties along Hillway that have not been extended and that both adjoining neighbours have deeper ground floor rear extensions and have been subject to first floor rear extensions. At ground floor it will project 3.3m further to the rear than the neighbour at No.57 which sits at a higher level and it will not project further than the existing extension at No.53 which sits at a lower level. No.53's extension will still project 8.1m further than this proposal. Although the ground floor extension will stand higher than No.53's extension this is due to level changes and in relation to the larger depth of No.53's its scale is not considered out of character along this side of Hillway. The extension will not be visible from No.57's as it is screened by the existing boundary fence.

3.6. The first floor extension is considered to be modest in scale and will match the similar extensions found at No.53 and 57 Hillway. Given the scale and siting of the extensions at the neighbouring properties, it is considered that the scale of the rear extensions is considered to be subordinate to the host property and reflects the character of the properties along this side of Hillway. The extensions would retain a significant amount of the garden area, approximately 226.5sqm of the gardens area would remain and the existing garden covers approximately 264sqm. As such, a loss of 14% of the original garden space is anticipated as a result of the proposed rear extension.

3.7. The first floor rear extension will be finished in white render to match the existing which is acceptable and the ground floor extension will be finished in a mix of white render and stained dark timber cladding. A set of sliding glazed aluminium sliding patio doors are proposed on the rear elevation and 3x full height windows are proposed on the side elevation of this new extension at ground floor. The contemporary design and materials of the ground floor are acceptable as the rear of the building is not visible from the public realm, and the proposed extensions would only be visible from the immediate neighbouring properties. This would thereby limit the impact of the proposal on the character and appearance of the wider conservation area. The use of green roofs

are strongly encouraged by the Council and its incorporation on the ground floor element is welcomed and considered acceptable.

Side extension/garage conversion

- 3.8. Hillway is primarily characterised by detached properties which are linked by a single storey garage set well back from the building line.
- 3.9. It is considered that a sufficient setback (4m from the front elevation of the host property and 2.8m from the front elevation of No.57) is maintained by the proposed side extension and the rhythm created by the spacing of the houses and the gaps between them will not be harmed. The original height of the side extension was contrary to CPG1, but the 0.4m reduction in height is considered to address this concern.
- 3.10. Concerns were raised by officers about the chosen materials, originally the scheme proposed the use of a dark stained timber perforated screen. Amendments were received with dark stained timber cladding proposed instead with the removal of the concealed window. It is noted that a similar design was recently granted at No.77 Hillway (ref. 2014/3609/P). Given its reduction in height, set back from the main elevation and recent example of a similar scheme in the street. It is considered that that this material will not detract from the character or setting of the conservation area.
- 3.11. The principle of the loss of the existing garage is acceptable as most properties along Hillway have converted their original garages. It is not considered to impact on the street parking, due to space being retained within the front garden.

Roof extensions

- 3.12. The roof of the proposed first floor rear extension has been incorporated into the existing roof to create a new hipped roof, this design is similar to the neighbouring properties at No.49, 53, 57, 59, 61, 63. Only the application site and No.51 have retained this original roof form. It is considered that this extension will unify the row of detached properties and will have an acceptable impact on the character of the host property and this part of the conservation area.
- 3.13. It is noted that the majority of the properties along this side of Hillway are characterised by large side and rear dormers. Amendments were sought throughout the lifetime of this application to reduce the scale of the proposed rear and side dormer windows. 1x side dormer was also removed from the scheme.
- 3.14. The proposed side and rear dormers would be set down from the ridge, eaves and sides by more than 500mm, it is considered that there is sufficient gaps between the dormer and the edges of the roofslope and therefore accords with Camden Planning Guidance (CPG1 Design). Both the Council's Conservation officer and the Holly Lodge CAAC have agreed that a hipped roof is preferred for the side dormer rather than flat roofed dormer.
- 3.15. The size, design and materials of both dormers are now considered appropriate. Given this, the proposed dormers would not adversely impact on the appearance of the host building or the wider conservation area and would be subordinate to the host building.
- 3.16. The drawings have been corrected to show the existing chimneys and their retention on the proposed plans with complies with CPG1 and the HLECAAMS. The revised siting of the 2x new rooflights is acceptable and they appear as subordinate features on the roofslope.

Fenestration

- 3.17. It is noted that the existing Upvc windows are contrary to CPG1 (Design) and do not preserve or enhance the host property or the CA, their replacement with timber windows of the same scale, panel size and siting is welcomed. The existing timber panelled door will be replaced with a more

traditional style timber door and is considered to enhance the property.

Landscaping

- 3.18. Minor changes to the front and rear landscaping are proposed, the new level patio to the rear and the replacement of the existing tarmac in the front garden with brick paving is considered to enhance the host property and these elements are not considered to cause harm to the character and appearance of the conservation area.
- 3.19. The development involves the removal of a small Ash tree in the rear garden, Tree officers consider its removal acceptable and a condition requesting details of a replacement tree have been attached.

4. Impact on the visual and residential amenities of neighbouring and nearby properties

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration. The main properties which may be affected by the proposal are the immediate neighbours, Nos. 53 and 57 Hillway. All other nearby properties are considered to be sufficiently removed from the application site so as not to be unduly affected.
- 4.2. Although the ground floor rear extension will stand higher than No.53's extension which is built on the boundary as the application site sits at a higher level, it is not considered to impact on this property's amenity in terms of overshadowing, overlooking, loss of light or privacy as there are no windows at ground floor level and No.53's extension has a significantly greater depth. It is noted that No.53's first floor is set away 2.7m. In addition given the modest depth of the first floor rear extension and this gap between the properties it is not considered to have a detrimental impact on this properties amenity to an extent that would warrant a reason for refusal. Given that No.55 sits at a higher level and the proposal will not be visible above the existing fence, along with a modest depth of 3.5m the extension is not considered to have an adverse impact on this property.
- 4.3. A condition would be added to ensure that the flat roof of the extension is not used as a terrace to protect the privacy of habitable rooms of the adjoining properties.
- 4.4. The side dormer window will be sited below No.57's existing side dormer and will not face directly onto this window. The rear dormer and 2x new rooflights will not face directly onto any neighbouring windows. The replacement windows will be the same scale and siting as the existing fenestration. Therefore it is not considered that these elements would impact on the amenity of any neighbouring property. In addition the minor alterations to the landscaping are not considered to cause any loss of privacy, light or overlooking issues.

5. Recommendation:

- 5.1 Grant planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th March 2018, nominated members will advise whether they consider this

application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ms Lucia Perissinotto
ClarkePenman
78 Crouch Hill
London
N8 9EE

Application Ref: **2017/7032/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

14 February 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**55 Hillway
London
N6 6AD**

DECISION

Proposal:

Erection of a single storey rear and side extension and first floor rear extension. Loft extension involving the erection of a side and rear dormer, 2x rooflights to South elevation and alterations to rear roofslope. Garage conversion into a habitable room. Replacement windows and door on front and rear elevation. Landscaping works to front and rear gardens.

Drawing Nos: 6245-03-001, 6245-03-002, 6245-03-003, 6245-03-010, 6245-03-011, 6245-03-012 REV A, 6245-03-020, 6245-03-030 REV A, 6245-03-031 REV A, 6245-03-032 REV A, 6245-03-033 REV A, 6245-03-101, 6245-03-102, 6245-03-102 REV B, 6245-03-103 REV B, 6245-03-200, 6245-03-201 REV B, 6245-03-300 REV B, 6245-03-301 REV B, 6245-03-302, 6245-03-303 REV B and 6245-03-304.

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.

Executive Director Supporting Communities



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 policies D1 [and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

6245-03-001, 6245-03-002, 6245-03-003, 6245-03-010, 6245-03-011, 6245-03-012 REV A, 6245-03-020, 6245-03-030 REV A, 6245-03-031 REV A, 6245-03-032 REV A, 6245-03-033 REV A, 6245-03-101, 6245-03-102, 6245-03-102 REV B, 6245-03-103 REV B, 6245-03-200, 6245-03-201 REV B, 6245-03-300 REV B, 6245-03-301 REV B, 6245-03-302, 6245-03-303 REV B and 6245-03-304.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear extensions hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Regeneration and Planning

DECISION