## **Conservation Area Advisory Committee**

Advisory Committee	Holly Lodge	
Application ref	2018/3305/P	
Address	12 Holly Lodge Gardens London N6 6AA	
Planning Officer	David Peres Da Costa	
Comments by	18 Sep 2018	
Proposal	Roof extension involving double hip-to-gable and rear dormer with inset roof terrace and 3 x rooflights to front elevation.	
Objection	Yes	
Comment	Yes	
Observations	Please see attached	
Documents attached		
No details entered		
Documents attached		
2018-3305-P, CAAC Comments		
About this form		
Issued by	Contact Camden 5 Pancras Square London N1C 4AG	
Form reference	21260388	
Data Protection		

## **Data Protection**

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can



**Data Protection** 

request that this does not happen.

2018/3305/P	12 Holly Lodge Gardens N6 6AA	Roof extension involving double hip-to-gable and rear dormer with inset roof terrace and 3 x rooflights to front elevation.	David Peres Da Costa
-------------	----------------------------------	---	-------------------------

## Object

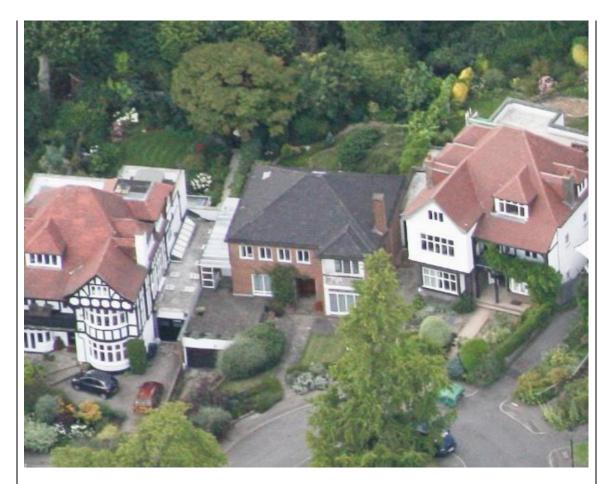
## Comments

Although the house (& it's neighbour 13) is not typical of the Holly Lodge Estate looking more 1950's design rather than the English vernacular style influenced by the Arts and Crafts tradition stated in the HLE Conservation Area Appraisal & Management Strategy (CAAMS) it does reflect some elements of the typical houses, i.e.

- sloping roofs to all external walls, i.e. hipped, no gable ends other than over bays
- tall chimneys

The proposed development removes both of these features and will be particularly noticeable when driving up Hillway from the south





The all houses adjacent have kept their hipped roofs no matter the scale of the development, as such the proposed design does not meet the requirements of CGP 1 (5.7 - acceptability), the CAAMS (p46 & 47 – roof alterations) nor the Highgate Neighbourhood Plan (DH4), etc

Equally the adjacent houses have kept the tall chimneys that are typical of the original estate houses.

The proposed terrace to the rear appears well screened & no objections are raised.

Overall the proposed development neither enhances nor protects the character of the estate and thus should be refused.

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