
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

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Data Protection

request that this does not happen.

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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*