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# Planning Statement

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40 Hillway, Highgate, London N6 6HH



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## 1. Introduction

1.1 This statement has been prepared in support of a planning application submission for the following development at 40 Hillway, Highgate, London N6 6HH.

*Erection of a full width single storey rear extension to a single family dwelling.”*

1.2 This statement provides the background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of the planning history
- **Section 4** provides an outline of the proposals
- **Section 5** examines the main planning considerations
- **Section 6** draws our conclusions in respect of the proposals

1.3 This statement should be read in conjunction with the following submitted in support of the application:

- Existing and proposed plans prepared by HUT Architecture;
- Design and Access statement prepared by HUT Architecture; and
- Daylight and sunlight report prepared by Right of Light Consulting.

## 2. Site and Surroundings

- 2.1 The planning application relates to 40 Hillway, Highgate, a 20<sup>th</sup> century three storey family dwelling situated on the eastern side of Hillway, close to the junction with Makepeace Avenue. The property faces west onto Hillway and benefits from a large rear garden.



*Fig. 1 – Site Location (outlined in red)*

- 2.2 The property is constructed from red brick with render and timber on the upper floors. The style of the building is half-timbered neo Tudor style, which differs to the south of the Holly Lodge estate. The property has a pitched roof with a bay window to the right of the front entrance. The principle materials for the houses throughout the estate were brick, roughcast render, timber dressings, timber casement windows and roof tiles, which creates an overall homogeneous design, particularly for the front elevations.



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2.3 The site is located within the Hillway which is part of the Holly Lodge Conservation area. Hillway is one of three distinct site character areas located within the conservation area. This character area consists of avenues of semi-detached and detached houses. Hillway is wider than the avenues and boasts a continuous rhythm with the houses linked originally by single storey garages set back from the frontage. Large front and rear gardens are also typical of the wider conservation area, in particular in the Hillway character area. These gardens help to separate the properties from one another and from the road.



Fig. 2 – Surrounding area

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2.4 The property along with all the other properties in the street is deemed to make a positive contribution to the conservation area, as shown in Fig. 3 below. Holly Lodge Estate Conservation area is defined as a distinctive planned development in the Garden Suburb tradition, dating to the interwar period (1920's). The buildings are designed in an English vernacular style influenced by the Arts and Crafts tradition and neo Tudor. The Estate represents the end of the era of large suburban developments that transformed the area now known as the London Borough of Camden, from a rural landscape to part of the expanding city. The buildings and the layout are substantially intact, and reflect a progression of style from the rendered cottage, to half-timbered semi-detached houses and then substantial detached houses at the top of Hillway all set in a mature streetscape with wide verges, footpaths and front gardens. There is however a proliferation of rear extensions, conservatories and other additions to the vast majority of these houses.

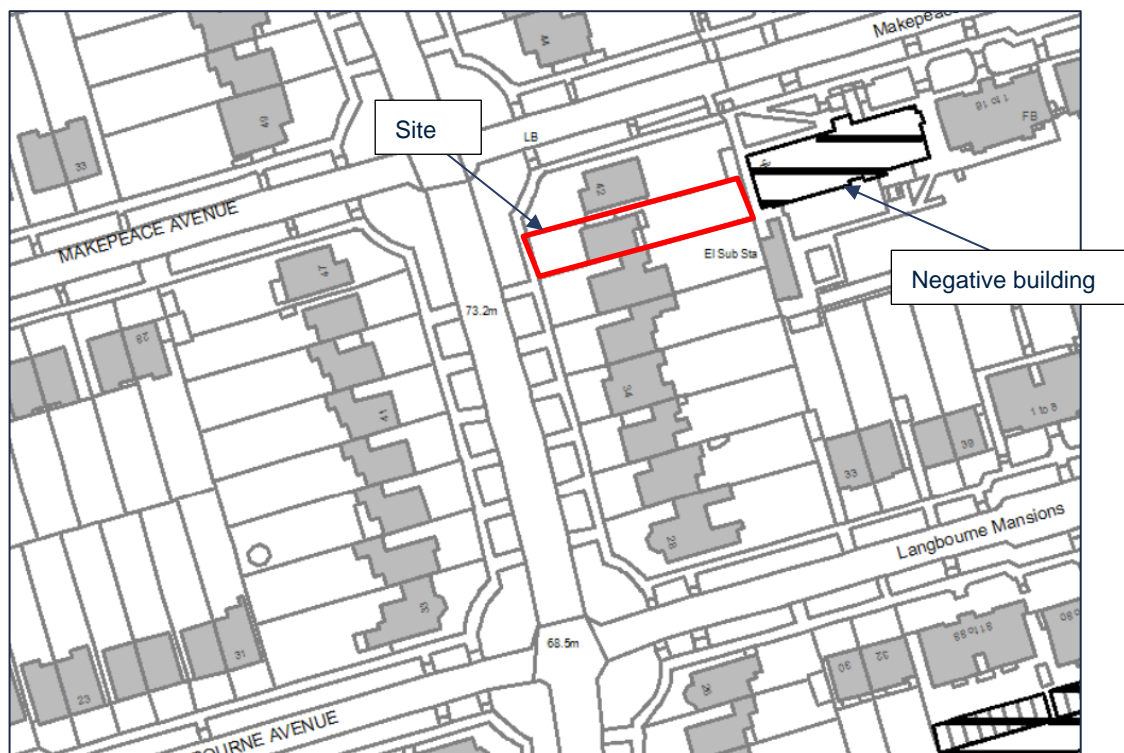


Fig. 3 – Extract from building audit in Conservation Area appraisal

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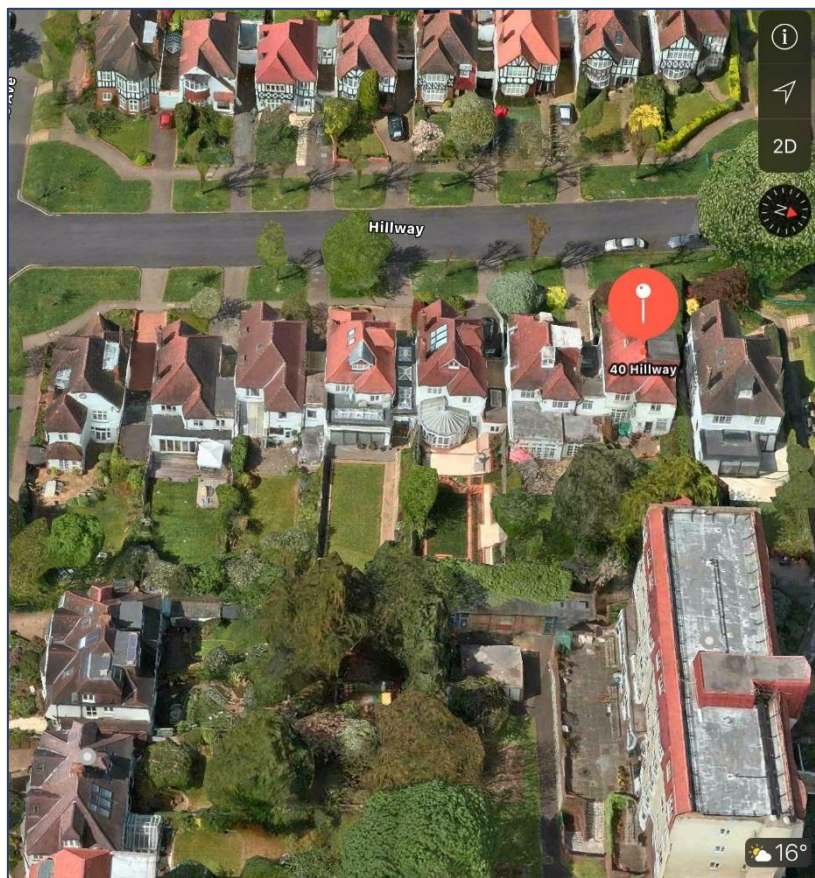


Fig. 4 – Aerial view of rear gardens along the Hillway

## 3. Planning History

- 3.1 A search of the Council's website was conducted to determine any relevant planning history relating to the subject site.

**2017/4186/P** – Erection of single storey rear extension, Certificate of Lawfulness. Refused September 2017.

**2017/6038/P** – Proposed erection of a single storey rear extension to dwellinghouse (class C3). Permitted January 2018.



## 4. Proposals

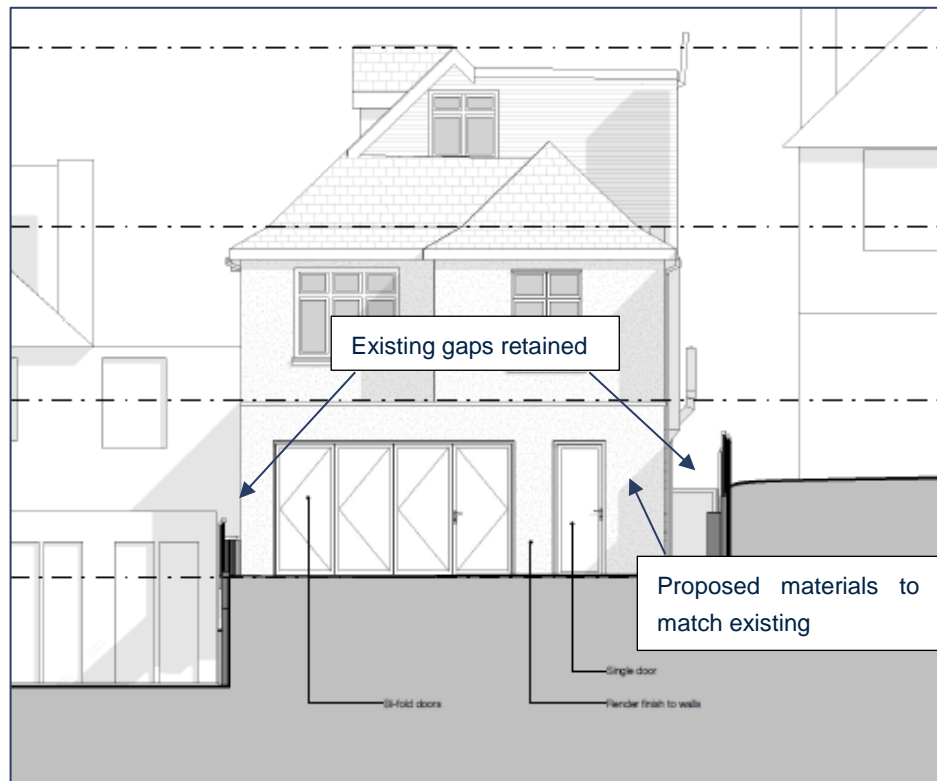
- 4.1 The proposal seeks the construction of a single storey flat roofed rear extension along the entire rear elevation with a single window along the northern elevation serving the utility room.
- 4.2 The rear extension will be constructed from blockwork with a render finish to match the rest of the property. The rear garden will be accessed by a bi-fold door from the dining area and a single door from the utility room.



*Fig. 5 – Existing rear extension*

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*Fig. 6 – Proposed rear extension*

- 4.3 The extension will provide additional living accommodation and allow the existing floorspace to be reconfigured to make better use of the space and provide a modern living area for this family dwelling.
- 4.4 The rear extension will measure 4m along the boundary with No. 42 and approximately 5.1m along the boundary with No. 38.

## 5. Planning Considerations

5.1 This section outlines the relevant national and local planning and listed building policies against which the proposals are considered.

### National Planning Policy Framework

5.2 The National Planning Policy Framework (2018) sets out the Government's planning policies for England and is a material consideration in planning decisions.

5.3 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 10). Paragraph 7 notes that the purpose of the planning system is to contribute to the achievement of sustainable development. This can be summarised as meeting the needs of the present without compromising the future. Paragraph 9 goes on to say that planning policies and decisions should play an active role in guiding development towards sustainable solutions but in doing so should take local circumstances into account and reflect the character, needs and opportunities of each area.

5.4 The NPPF provides the Government's national planning policy on the conservation of the historic environment. Paragraph 190 states that:

5.5 *'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

5.6 The NPPF at paragraph 192 advises that in determining planning applications, local planning authorities should take account of:

- The desirability and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

### Local Policy

5.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

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5.8 For the purposes of section 38(6) of the Planning and Compulsory Purchase Act, the 'Development Plan' comprises the London Plan with Alterations since 2011 (March 2016) and the Camden Local Plan (2017). A version of the draft London Plan was published in August 2018 with minor suggested changes following consultation earlier in the year.

5.9 The following section sets out the considerations of the proposed development in relation to planning policy and guidance under the following headings:

- Principle of development
- Impact on Character and Appearance of the Conservation Area and;
- Impact on neighbouring living conditions.

## **Principle of Development**

5.10 The principle of a rear extension at this property has already been established through the grant of permission in early 2018 for a single storey rear extension.

## **Impact on Character and Appearance of Conservation Area and the property**

5.11 Policy D1 requires all development, including extensions to consider the character, setting, context and the form and scale of neighbouring buildings along with the proportions of the existing building, to secure high quality design within the borough, whilst taking account of its surrounding and preserves what is distinctive and valued about the local area

5.12 The property is located within the Holly Lodge Conservation Area which is characterised by the well-preserved garden suburb layout with Arts and Crafts architecture. The conservation area appraisal advises that extensions and conservatories can alter the balance and harmony of a property or 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. No. 40 is identified as a dwelling which makes a positive contribution to the character and appearance of the conservation area along with the other buildings in the surrounding area. The significance of No. 40 comes from its uniformity with the surrounding houses is size and design in particular the front façade.

5.13 The appraisal goes on to explain that in most cases extensions should be no more than one storey in height and in keeping with the host property. The proposed extension is single storey and has been well-designed to be in keeping with the existing building. The extension will be rendered to match the rear elevation. Whilst contemporary in its styling, it will compliment the Edwardian arts and crafts feel of the building and be able to be seen as an extension of its time.



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- 5.14 Views from the public realm and relationship with the historic pattern of development will be key factors in considering the acceptability of the rear extension. Due to the design of the site the rear extension will not be visible from Hillway or other public views. The adjacent side and rear extension to No. 38 prevents views between the two properties from the public realm. The gap between No. 42 and No, 40 will be retained.



Fig. 7 – No. 40 and No. 38

- 5.15 Rear extensions are typical to many of the original dwellings on Hillway and now form part of the character of the street scene form as shown in Fig. 8 below and Fig. 4 on page 5. A number of the properties have full width rear extension with detailed designs and fenestration. Indeed there is no uniform style of rear extension. What is common and now forms part of the character of the conservation area is the fact that many of the properties have rear extensions and these are of varying depths, widths, heights and design. The proposed extension is therefore in keeping with the character of the conservation area and will not cause any harm to its appearance or significance.



*Fig. 8– View from No. 40 across the rear gardens of neighbouring properties showing rear extensions*

## **Impact on neighbouring living conditions**

- 5.16 Policy A1 of the Local Plan requires all development to ensure good living conditions for occupants of new, existing and neighbouring buildings. To deliver this the Council will require good daylight and sunlight amenity for existing buildings, that there is reasonable visual privacy for occupants of existing properties affected by new development and that there is no harmful increase in the sense of enclosure to existing buildings and spaces.
- 5.17 The properties along this side of the Hillway progressively step down following the topography of the land. The rear extension has been designed to ensure there are no potential impacts on neighbouring properties. Whilst the rear extension will project beyond the building line of the adjacent property at No. 38 we consider that given the layout of the site this should not create an unacceptable situation in terms of outlook or sunlight and daylight. Due to the layout out the sites there will be no opportunity for overlooking in either adjacent property.

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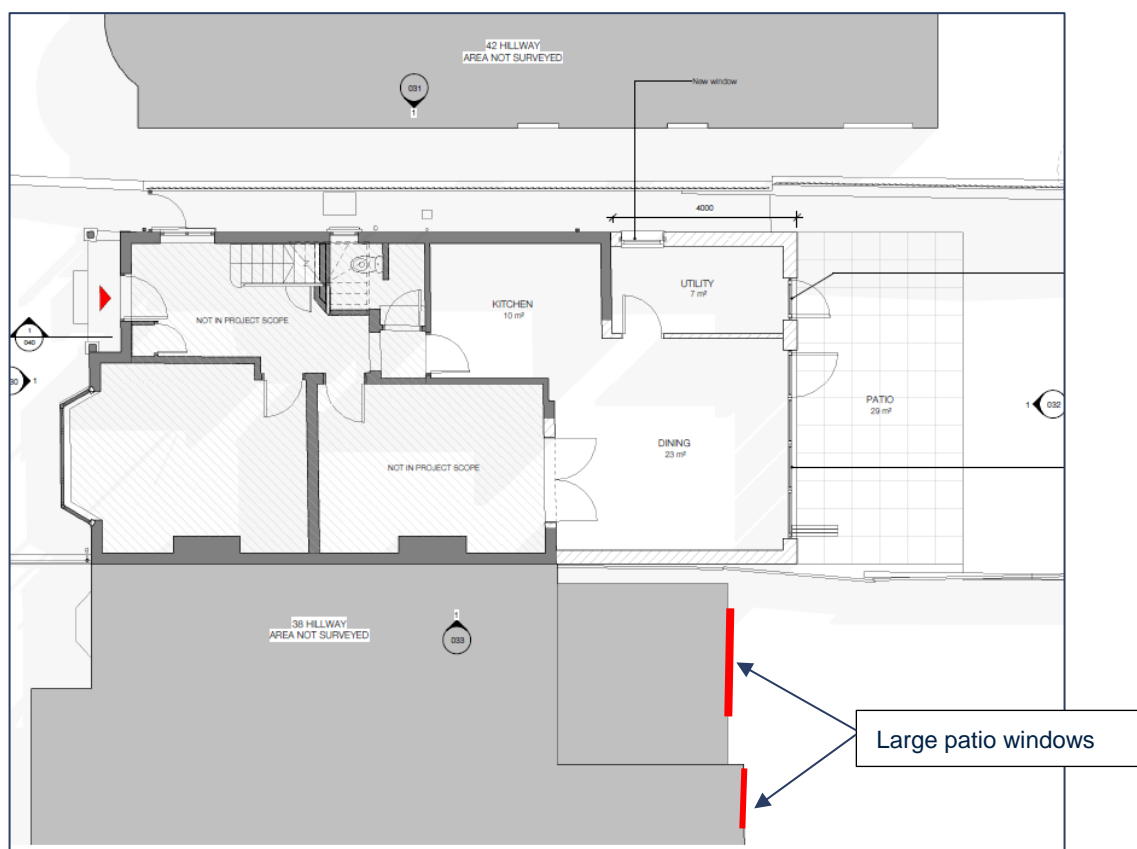


Fig. 9 – Proposed ground floor layout

- 5.18 No. 38 is at a lower level, however the projection of the proposed rear extension beyond the rear wall of No. 38 is minor (approximately 1m) and would only be seen in oblique views rather than direct views. As demonstrated in Fig. 9 above, the closest section of the rear elevation of No. 38 to the proposed rear extension has two sets of large patio doors facing onto the garden. The limited projection of the proposed rear extension would not create a sense of enclosure bearing in mind the long rear gardens that the properties are afforded. As No. 42 is higher than No. 40 we do not consider that there will be an impact on its outlook, light or privacy.
- 5.19 A daylight / sunlight study was carried out by Right of Light Consulting to assess the impact of the proposed extension on the light receivable by neighbouring properties at No. 38 and No. 42 and Holly Lodge Community Centre. The report confirms that the large patio doors (labelled No. 15, 16, 17) at No. 38 would not be impacted by the proposed extension. The daylight distribution would remain at 99 and 100% respectively.

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- 5.20 The results confirm that all remaining neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements. The study confirms that all main habitable room windows pass the Vertical Sky Component test and all habitable rooms pass the Daylight Distribution test. The proposed development therefore satisfies the BRE daylight requirements.
- 5.21 The report confirms that the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirm that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.
- 5.22 Due to the design of the proposed rear extension, the layout of the site and the existing situation at Nos. 38 and 42 Hillway we consider that the proposed rear extension will not cause any impact to neighbouring amenity.



## 6. Conclusion

- 6.1 The proposed rear extension at No. 40 is considered to be in keeping with the building and the surrounding Conservation Area. The proposals have been designed in a sympathetic manner and take into account the host building.
- 6.2 The proposal does not impact the front façade of the building which is the main contributor to the significance of the building within the conservation area. The extension to the rear would be entirely in keeping with the wide variety of rear extensions found on most of the properties along this part of Hillway and in the conservation area. It is therefore considered that the proposed works would cause no harm to the significance of the building or the conservation area.
- 6.3 The proposal has been designed and assessed and does not cause any impacts to neighbouring amenity through loss of or daylight / sunlight, outlook or privacy.
- 6.4 The proposals comply with development plan policy and as such should be granted planning permission.