

Application ref: 2018/3305/P  
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Date: 23 January 2019

**Development Management**  
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Ferranti's Point of View Ltd  
104 Empire Heights  
45 New Cross Road  
London SE14 5FA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**12 Holly Lodge Gardens**  
**London**  
**N6 6AA**

Proposal:

Roof extension involving alteration to the roofline (increasing the angle of side ridges from 30 to 50 degrees), 2 x rear dormers and inset roof terrace and 2 x rooflights to front elevation.

Drawing Nos: Site location plan; RE007 -: 01; 02; 03 rev E; 04 rev E; 05 rev E; 06 rev E

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.

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 policy 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: Site location plan; RE007 -: 01; 02; 03 rev E; 04 rev E; 05 rev E; 06 rev E

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

Informative(s):

- 1 Reason for granting permission

The scheme was revised during the application so that rather than a hip to gable enlargement, the roofline would be altered so that the angle of the side ridges would be 50 degrees (rather than the existing 30 degrees). This revision was in response to the CAAC's objection and would have the effect of softening the appearance of the proposed alteration to the roof. Following this revision, the CAAC have withdrawn their objection.

No 12 was rebuilt after the Second World War following bomb damage. It has a very different appearance to the neighbouring properties which have a mock Tudor design. The neighbouring properties have a more substantial presence on Holly Lodge Gardens with steeper roof pitches and accommodation at third floor level with windows in the gable ends and front dormers. The application property has a paired back design consistent with its later construction (approx. 1950s). The existing design of the roof, whilst hipped, does not otherwise reflect the character of the neighbouring properties on Holly Lodge Gardens. In this context, the alteration to the angle of the side ridges is considered acceptable. It would preserve the character and appearance of the conservation area and would have limited impact when driving up Hillway from the south.

The design and size of the dormer has been revised so that the proposal would accord with the Council's guidance on roof dormers. The two dormers would be appropriately sized and their symmetrical location on the roof slope would be appropriately set in from the eaves and ridge. The size of the windows would reflect those at the lower levels. The sides and front of the dormers would be tile hung. The inset roof terrace would be in accordance with CPG Design as it is set behind the existing roof slope. The two front rooflights would be of an appropriate size and would be subordinate to the roof itself.

The alteration to the roofline would be unlikely to have a significant impact on the daylight / sunlight reaching the side windows of the neighbouring properties (Numbers 11 and 13). It is noted that Number 13 is built on higher ground than the application property and there is a significant separation distance between the properties (approximately 5m). There would be no impact in terms of overlooking from the dormers and inset roof terrace as there are no properties

visible from the rear.

The planning and appeal history of the site has been taken into account when coming to this decision. The only objection received (from the CAAC) was withdrawn.

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

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017; and policies DH2 and DH5 of the Highgate Neighbourhood Plan. The development also accords with the NPPF and the London Plan 2016.

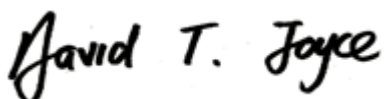
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning