

Delegated Report		Analysis sheet		Expiry Date:	16/12/2019
(Refusal)		N/A		Consultation Expiry Date:	24/11/2019
Officer			Application Number(s)		
Josh Lawlor			2019/5357/P		
Application Address			Drawing Numbers		
15 Holly Lodge Gardens London N6 6AA			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a part two, part single storey rear extension, a single storey side extension on the eastern elevation and a part two, part single storey side extension on the western elevation, formation of crown roof extension, roof lights, replacement windows and gate, all following the demolition of the existing rear extensions and parts of the roof.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	1	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from the 31/10/2019 (expiry 24/11/2019)</p> <p>The site notice was re-publicised on with an amended development description on 13/02/2020 (expiry 07/03/20120)</p> <p>A press notice was advertised between 30/10/2019 to the 23/11/2019</p> <p>No objections has been received, one comment was received from the owners/occupiers of 14 Holly Lodge Gardens which can be summarised as:</p> <ol style="list-style-type: none"> 1. <i>We note that the walls between the properties are NOT party walls and that the planned building works should not touch the existing walls of 14 Holly Lodge Gardens. Otherwise, we have no objections.</i> <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>This would be a party wall matter controlled under the Party Wall Act 1996 and not a material planning consideration.</i> 					
Local Amenity and Conservation Groups	<p>A letter was sent out to the Holly Lodge Conservation Area Advisory Committee and the Highgate Neighbourhood Forum on the 24/10/2019.</p> <p>The Highgate Neighbourhood Forum did not comment on the application.</p> <p>The Holly Lodge Conservation Area Advisory Committee objected to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. The circular windows in the gables of the front bay windows clash with the original timber detailing and should be refused 2. The projecting rooflights in the flat section of the enlarged main roof (drg 800.219A) may be visible along the length of Holly Lodge Gardens towards Highgate West Hill 3. The views of neighbouring properties on the scale of the rear extension should be sought. As drawn it does follow the guidelines within the Holly Lodge Estate (HLE) Conservation Area Appraisal & Management Strategy, page 46 (shown in paragraph 4.5 below), however the neighbouring properties also have substantial two storey extensions. 4. The front elevations, existing & proposed, omit the full extent of the existing first floor room above the garage. 5. If planning permission is granted the hours of permitted work should match those in the HLE Builder's Code (available from 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 or Bank Holidays <p><i>Officer response in regards to the above points:</i></p>					

1. *The circular portal windows have been removed from the proposal*
2. *There are concerns over potential visibility of the projecting rooflights.*
3. *Officers consider the extension to be contrary to the guidelines on page 46 on the HLE Conservation Area Appraisal. The extensions are of an insensitive scale and design using inappropriate materials which harms the integrity of the original building. Please see the design and heritage section of this report for further detail.*
4. *The drawings have been revised to show the extent of the first floor room above the garage.*
5. *If planning permission/an appeal were to be granted, the following informative would be attached to any decision:*

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

Site Description

The application building is a two storey (plus loft) detached dwelling house located towards the northern end of the Holly Lodge Estate. The building features semi-circular bow windows, timber detailing to the front gable and tall chimneys. These details reflect inspiration of the Arts and Crafts and Garden City Movement. The rear has been significantly extended with a conservatory extension and two storey flat roof extension. Officers consider the building to have been significantly extended beyond its original form, beyond what would normally be considered acceptable.

The building is located within the Holly Lodge Conservation area and identified as making a positive contribution to the character and appearance of the 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. There is a homogeneity to the original design of the buildings which lends a strong sense of place.

The site is also located within the Highgate Neighbourhood Plan area.

Relevant History

Relevant Planning History:

2019/0585/P Erection of roof extension, two-storey rear extension, part one storey part two storey side extension, rooflights, associated alterations, demolition of the existing rear addition and garage.
Withdrawn 25/03/2019

Withdrawn due to Officers raising concerns over scale, massing relationship to character and style of the building and wider conservation area.

Relevant policies

The National Planning Policy Framework 2019

London Plan 2016

Draft New London Plan 2020 (intended to publish)

Camden local Plan 2017

Policy D1: Design

Policy D2: Heritage

Policy A1: Managing the Impact of Development

Highgate Neighbourhood Development Plan (2017) (HNP)

Policy DH1: Demolition in Highgate's Conservation Areas

Policy DH2: Development Proposals in Highgate's Conservation Areas

Policy DH3: Rear Extensions

Policy DH4: Side Extensions

Policy DH5: Roofs and Roofscape

[Holly Lodge Estate conservation area appraisal and management strategy 2012](#)

Camden Planning Guidance

- [Design CPG - March 2019](#)

- [Altering and extending your home CPG - March 2019](#)
- [Amenity CPG - March 2018](#)
- [Energy efficiency and adaptation CPG - March 2019](#)

Assessment

1. The proposal

1.1. Planning permission is sought for the erection of a part two, part single storey rear extension, a single storey side extension on the eastern elevation and a part two, part single storey side extension on the western elevation, formation of crown roof extension, roof lights, replacement windows and gate, all following the demolition of the existing rear extensions and parts of the roof.

- The extension would have a maximum depth of 6.7m when measured from the original rear building line.
- The total width of the extensions would be 19.8m
- The maximum height of the extensions would be 8.6m

2. Revisions

2.1. This proposal has been revised over the course of the application. Extensive negotiation has taken place with officers requesting revisions with the aim of working towards a proposal that would either preserve or enhance the character and appearance of the building and Holly Lodge Conservation Area. The revised proposal has not overcome concerns related to design and heritage impact (see design and heritage section of report for detail). The key revisions to the originally submitted proposal include:

- Reduction in depth of the ground floor side extension (removal of gym room)
- Additional rear gable extension (the current proposal now includes two rear gable extensions)
- Enlarged and re-modelled (to the originally proposed) rear gable extension
- Removal of porthole windows to front elevation
- Addition of sedum roofs to flat roof extensions
- Formation of rear first floor balcony with glazed balustrade
- Lowering in height of existing 1st floor side extension



Figure 1 (above) Original submission



Figure 2 (Above) Revised proposal

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property and the wider Holly Lodge Conservation Area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

4. Design and Heritage

4.1. Camden Local Plan Policy D1 (Design) seeks to secure high quality design in development which respects local context and character. Policy D2 (Heritage) states that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm. The council will also require that development within conservation areas preserves or, where possible enhances the character or appearance of the area.

4.2. Policy DH2 of the Highgate Neighbourhood Plan (HNP) states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas. Policy DH3 states that rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail.

4.3. Policy DH4 states that side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties

- 4.4. Policy DH5 states that roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear.
- 4.5. The Holly Lodge Conservation Area Appraisal page 46-47 states that extensions 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. 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.
- 4.6. CPG Altering and extending your homes states that in cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk. The guidance states that extension that are higher than one full storey below roof eaves/parapet level are typically discouraged because such extensions no longer appear subordinate to the building.
- 4.7. The proposed rear extension would include two gable ends extending from the main roof and it would occupy the full-width of the host building with a considerable increase in depth. This would create an unacceptable increase in bulk and mass to the detriment of the host building. The rear gable extension would protrude out of the building line, dominating the appearance of the rear elevation. This extension would be connected to two side extensions either side, one side at single storey and the other part single, part two storey, to extend across the plot width. This cumulative massing and scale would detract from the appearance of the rear of the building, with a scale that is incompatible with the host and surrounding properties. Furthermore, the range of heights and roof forms would appear convoluted and detract from the form of the property.
- 4.8. CPG Altering and extending your home (2019) states that in order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites. The increase in depth and massing is considered excessive and out of scale with the building and established pattern of neighbouring rear development. The proposed extension projects 1.4m forward to meet the rear building line at no. 16 Holly Lodge Gardens and ahead of this line by a further 3m (see figure 3 and 4). It is noted that the full width two storey rear extension at no.16 did not receive planning permission and is not considered as justification for a similarly harmful form of development (existing harm does not justify further harm).
- 4.9. The existing rear building line features a number of setbacks which reduces the appearance of bulk and mass. The existing rear is considered to be less overbearing to the host building than what is proposed. Officers would not object to an increase in the depth of the existing rear building line in principle, subject to appropriate height, depth, articulation and sympathetic design. However the proposal does not achieve this, the extensions appears as incongruous and overbearing additions.

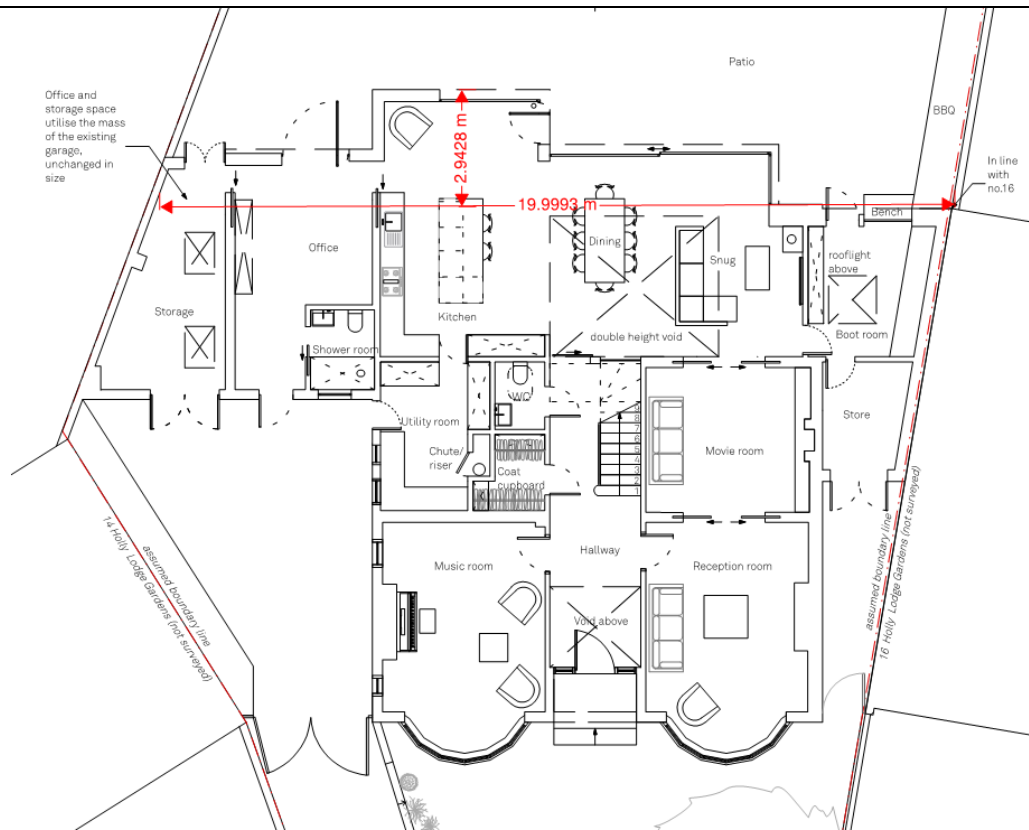


Figure 3 Proposed ground floor plan

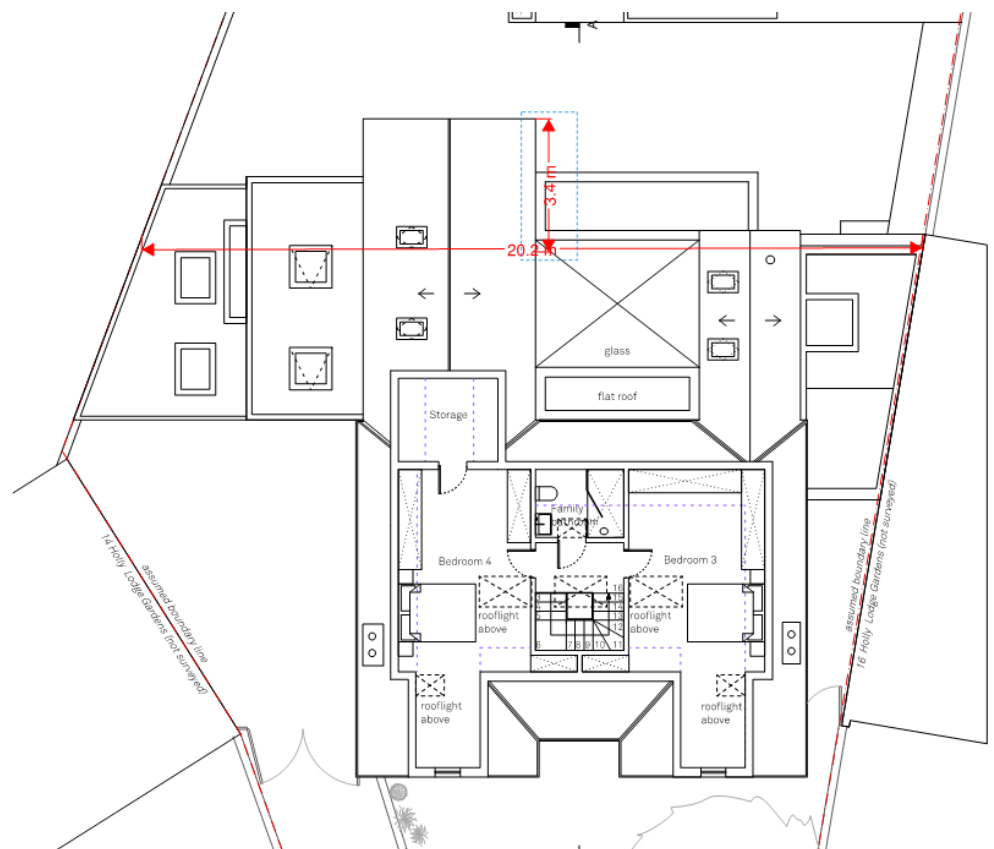


Figure 4 Proposed roof plan

4.10. CPG Altering and extending your home states that roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. The roof extension contributes to the proposal being insubordinate to the host building. The scale and proportions of the building would be overwhelmed by the additional extensions which are above eaves level. The proposed extensions appear as overly dominant, failing to be

subordinate to the roof or architecturally sympathetic to the age and character of the building.

4.11. It is noted that the existing two storey side extension (shown in drawing no. 800.218b) would be lowered by approximately 600mm. While this is an improvement on the existing (in this regard) it is considered to be a minor enhancement that would not outweigh the harm identified above. The increase of height of the single storey side extensions on the existing further contributes to the insubordinacy of the proposal. The existing conservatory extension is a lightweight structure with a pitched roof that does not dominate the building. It is noted that the proposed side elevation A (drawing number 800.215c) appears to show an incorrect outline of the existing conservatory.

Detailed Design

4.12. The proposed rear extension would adversely affect the architectural integrity of the host building and neither preserve nor enhance the character and appearance of the Holly Lodge Conservation Area. The materials used are not complementary to the existing building nor its character. The use of glazing is considered dominant and excessive. There are large expanses of glazing which are not in proportion to the solid walls (solid to void ratio). Over the course of the application the Council's Design and Conservation Officers have raised concerns relating to the solid to void ratio, which have not been adequately addressed. The expanses of glazing, particularly the double height glazed box extension, would appear as a large void/hole in the building which is incongruous to its setting. Furthermore the size of the glazing does not reduce in size going up the building (hierarchy of windows) further overwhelming the elevation. The proposed rear elevation has very little relation to the original colours, textures, character and design of the building and Holly Lodge Conservation Area.

4.13. Officers have not raised an 'in principle' objection to a contemporary design approach which provides a sensitive interpretation of the Arts and Crafts style. However it is considered that the design is not in harmony with the original form and character of the building. The design of the extension would erode the character of the building and the surrounding area. The existing rear elevation does not make strong contribution to the character and appearance of the host building however it has traditional apertures and a stepped building line which is considered to be less harmful to the building than what is proposed. The existing rear while not holding significant architectural significance is more in keeping with the established pattern and character of rear development.

4.14. The large pitched gable features to the rear are considered to dominate the rear roof form and elevation, as well as detract from the integrity of the building's original form and architecture.

4.15. The replacement double glazed timber windows to the front elevation and the replacement timber gates to the driveway are considered to be minor alterations that would not harm the appearance of the building. If permission were to be granted, details could be secured by planning condition.

4.16. Para 196 of the NPPF (2019) states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The proposal would result in 'less than substantial harm' to the character, appearance and historic interest of the conservation area as well as to the host property. There is no demonstrable public benefit created as a result of the proposal, as the benefits would be limited to further floorspace for a private occupier (that could potentially be achieved through more sensitive extensions in any event).

4.17. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance 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.

5. Amenity

- 5.1. The Council will seek to ensure that the amenity of neighbours is protected. The factors the Council will consider the impact on daylight/sunlight, noise, overlooking, outlook, and artificial light levels (light pollution).
- 5.2. The single storey extension on the boundary would be flush with the rear building line of no.16 Holly Lodge Gardens and the existing 1.8m boundary wall would not be increased in height. As a result the increased height of the side extension would not have an adverse impact on access to light and outlook to this property. The extension would be located a sufficient distance away from the rear windows of no.14 so as not have an adverse impact on access to light and outlook for this property.
- 5.3. A new first floor level balcony is proposed to the rear. If planning permission were to be granted, a condition would be attached requiring any screening details to prevent overlooking into the adjacent property. All new upper floor side windows would need to be obscurely glazed and fixed shut.
- 5.4. The second floor includes two new bedrooms within the loft (bed 3 and 4). They would only be served by rooflights (the floor plans incorrectly show windows to the front, which have been removed from the elevations through revisions) leading to a poor level of light and outlook. This adds to officers concerns of the proposals.

6. Recommendation

For the above reasons the application is **refused** planning permission.